

**FOURTH AMENDMENT TO MASTER DEED OF  
THE RETREAT AT RIVERLAND  
HORIZONTAL PROPERTY REGIME**

REG'D. PAYMENT 9/29/05  
PER CLERK 3:25  
RMC OFFICE  
CHARLESTON COUNTY, SC  
SW

27th

This Fourth Amendment to Master Deed of The Retreat at Riverland Horizontal Property Regime is made as of this 27<sup>th</sup> day of September, 2005, by Riverland II, LLC, a South Carolina limited liability company ("**Declarant**").

RECITALS

WHEREAS, Declarant heretofore executed the Master Deed of The Retreat at Riverland Horizontal Property Regime on January 27, 2003, the original of which was duly recorded in the Office of the Register of Deeds for Charleston County (the "**Register's Office**") on January 27, 2003 in Book K-434, at Page 18 (the "**Original Master Deed**"); and

WHEREAS, the Original Master Deed was amended by the Declarant by an Amendment to Master Deed of The Retreat at Riverland Horizontal Property Regime dated February 11, 2003 which was duly recorded in the Register's Office on February 12, 2003 in Book O-436, at Page 393 (the "**First Amendment to Master Deed**"); and

WHEREAS, the Original Master Deed was further amended by the Declarant by a Second Amendment to Master Deed of The Retreat at Riverland Horizontal Property Regime dated November 7, 2003 which was duly recorded in the Register's Office on November 13, 2003 in Book H 475, at Page 528 (the "**Second Amendment to Master Deed**"); and

WHEREAS, the Original Master Deed was further amended by the Declarant by a Third Amendment to Master Deed of The Retreat at Riverland Horizontal Property Regime dated May 23, 2005 which was duly recorded in the Register's Office on May 24, 2005 in Book Y537, at Page 810 (the "**Third Amendment to Master Deed**"); and

WHEREAS, pursuant to Section 7.1, the Declarant has the option to expand the Regime by the dedication of one or more additional phases within seven (7) years following the recordation of the Master Deed;

WHEREAS, the Declarant wishes to amend the Master Deed to make Additional Property subject to the terms of the Master Deed which includes Phase IV, containing Buildings 1000 and 1100, which are described in the Exhibits attached hereto and to amend, correct and modify other terms and provisions of the Master Deed, First Amendment to Master Deed, Second Amendment to Master Deed, and Third Amendment to Master Deed which are more fully discussed below; and

WHEREAS, pursuant to Section 23.3 of the Master Deed, Riverland II, LLC as the Declarant may unilaterally amend the Master Deed.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS that, the Declarant, pursuant to the authority set forth in Article 23 the Master Deed, does hereby unilaterally amend the Master Deed as follows:

1. All capitalized terms used in this Fourth Amendment shall have the same meaning ascribed to them in the Master Deed, First Amendment to Master Deed, Second Amendment to Master Deed, and Third Amendment to Master Deed unless the context shall clearly suggest or imply otherwise.
2. Article 15 of the Master Deed is hereby deleted and replaced with the following:

## ARTICLE 15

### LEASING

The Board shall have the power to make and enforce reasonable rules and regulations and to fine, in accordance with the Master Deed and By-Laws, in order to enforce the provisions of this Article.

15.1. Definition. "**Leasing**," for purposes of this Master Deed, is defined as regular, exclusive occupancy of a Unit by any person or persons other than the Owner for which the Owner receives any consideration or benefit, including, but not limited to, a fee, service, gratuity, or emolument.

15.2. Leasing Provisions. Leasing of Units shall be governed by the following provisions:

(a) General. Units may be leased only in their entirety. No fraction of portion may be leased without prior written approval of the Board. All rentals must be for a term of at least one (1) year.

(i) Form of Lease. All leases shall be in writing and in a form approved by the Board prior to the effective date of the lease. The form of lease shall specifically incorporate the provisions of this Article 15 of the Master Deed. The Board may maintain and, upon request, provide a lease form which is deemed acceptable. The Board may require that any lease of any Unit use the lease form maintained by the Board. If the Board requires the use of a specific form, no Unit may be leased using any other form of lease.

(ii) Security Deposit. A \$1,000 security deposit from the lessee shall be submitted to the Board with the lease form for Board approval. If approved by the Board, the security deposit will be held by the Association in escrow without interest for the term of the lease. The deposit shall be maintained throughout the lease period to be used by the Association to repair any damage done by Lessee to the common areas of the Regime. Should damages exceed the deposit amount, the owner of the leased Unit (the "**Leased Premises**" or "**Leased Unit**") shall be responsible for collecting the funds necessary to pay any damage costs and restore

the security deposit. This deposit, or any remaining amount thereof, shall be returned to the lessee after an inspection of the Leased Premises has been conducted or within thirty (30) days after the expiration of the lease. If lessee vacates in less than one year, \$500 of the security deposit shall be forfeited to the Association.

(iii) Subleasing. There shall be no subleasing of Units or assignment of leases unless prior written approval is obtained from the Board of Directors which approval the Board may withhold in its sole discretion.

(iv) Residential Purposes Only. No Residential Unit shall be used for any commercial purpose, nor shall it be rented or leased for transient or hotel purposes.

(v) Copies of Master Deed, By-Laws and Rules and Regulations. Within seven (7) days after executing a lease agreement for the lease of a Unit, the Unit Owner (sometimes hereinafter referred to as the "Landlord") shall provide the Board of Directors with a copy of the lease and the name of the lessee and all other people occupying the Unit. The Unit Owner shall provide the lessee with copies of the Master Deed, By-Laws together with any and all exhibits, schedules, or certificates thereto (the "Regime Documents") and the Rules and Regulations (the "Regime Rules"). If the Unit Owner fails to provide the lessee with a copy of Regime Documents and the Regime Rules, the Unit Owner shall be subject to a fine by the Association of at least \$500. The Board shall have the authority to increase such fine and shall be entitled to treat the fine as an assessment against the Unit.

(vi) Every Lease of a Unit shall incorporate a provision indicating that the tenant of the Leased Premises has received a copy of this Article 15 and agreeing to abide by the provisions of this Article 15. Failure by the tenant of the Leased Premises to acknowledge receipt of a copy of this Article 15 and to agree to abide by its terms shall constitute a material event of default under the lease and shall entitle the Association or the Owner of the Leased Premises to terminate the lease immediately.

(b) Compliance with Master Deed, By-Laws, and Regime Rules, Use of Common Elements, and Liability for Assessments. Any lease of a Unit (the "Lease") shall be deemed to contain the following provisions, whether or not expressly therein stated, and each Owner and each lessee, by occupancy of a Unit, covenants and agrees that any lease of a Unit shall contain the following language and agrees that if such language is not expressly contained therein, then such language shall be incorporated into the lease by existence of this covenant on the Unit.

(i) Compliance with Regime Documents and Regime Rules. The lessee shall comply with all provisions of the Regime Documents, and Regime Rules adopted pursuant thereto and shall control the conduct of all other occupants and guests of the Leased Unit in order to ensure compliance with the foregoing. The Owner shall cause all occupants of his or her Unit to comply with the Regime Documents, and the Regime Rules adopted pursuant thereto, and shall be responsible for all violations by such occupants, notwithstanding the fact that such occupants of the Unit are fully liable and may be sanctioned for any violation of the

Regime Documents and Regime Rules adopted pursuant thereto. In the event that the lessee, or a person living with the lessee, violates the Regime Documents or a Regime Rule for which a fine is imposed, notice of the violation shall be given to the Owner and the lessee, and such fine shall be assessed against the lessee in accordance with Article 3, Section 3.23 of the By-Laws. If the fine is not paid by the lessee within the time period set by the Board, the Board may assess the fine against the Owner and the Owner shall pay the fine upon notice from the Association of the lessee's failure to pay the fine. Unpaid fines shall constitute an assessment and lien against the Unit.

Any violation of the Regime Documents or Regime Rules adopted pursuant thereto by the lessee, any occupant, or any person living with the lessee, is deemed to be a default under the terms of the lease and authorizes the Owner to terminate the lease without liability and to evict the lessee in accordance with South Carolina law. The Owner hereby delegates and assigns to the Association, acting through the Board, the power and authority of enforcement against the lessee for breaches resulting from the violation of the Regime Documents and the Regime Rules adopted pursuant thereto, including the power and authority to evict the lessee as attorney-in-fact on behalf and for the benefit of the Owner, in accordance with the terms hereof. In the event the Association proceeds to evict the lessee, any costs, including attorney's fees and court costs, associated with the eviction shall be an assessment and lien against the Unit.

(ii) Use of Common Elements. Except where the Owner also occupies the Unit, the Owner transfers and assigns to the lessee, for the term of the lease, any and all rights and privileges that the Owner has to use the Common Elements of the Regime, including, but not limited to, the use of any and all recreational facilities. Landlord and Tenant acknowledge that the Association reserves the right to withhold from Tenant access to Common Element amenities in the event that Tenant fails to comply with any of the provisions of the Regime Documents or the Regime Rules.

(iii) Liability for Assessments. When a Unit Owner who is leasing his or her Unit fails to pay any annual special, or specific assessment or any other charge for a period of more than thirty (30) days after it is due and payable, then the delinquent Owner hereby consents to the assignment of any rent received from the lessee during the period of delinquency, and, upon request by the Board, lessee shall pay to the Association all unpaid annual, special, and specific assessments and other charges payable during and prior to the term of the lease and any other period of occupancy by lessee. However, lessee need not make such payments to the Association in excess of or prior to the due dates for, monthly rental payments unpaid at the time of the Board's request. All such payments made by lessee shall reduce, by the same amount, lessee's obligation to make monthly rental payments to lessor. If lessee fails to comply with the Board's request to pay assessments or other charges, lessee shall pay to the Association all amounts authorized under this Master Deed as if lessee were an Owner. The above provision shall not be construed to release the Owner from any obligation, including the obligation for assessments, for which he or she would otherwise be responsible.

(iv) Subject to Regime Documents and Regime Rules. The Lease is

subject to and consistent with the provisions of the Regime Documents and the Regime Rules, as the same may be amended from time to time. In the event of any inconsistency between the Lease and the provisions of the Regime Documents and Regime Rules, the provisions of the Regime Documents and Regime Rules shall prevail. The right of Tenant to use and occupy the Leased Premises shall be subject and subordinate in all respect to the provision of the Master Deed, the By-Laws, and such Regime Rules as the Board of Directors of the Association may promulgate from time to time.

(v) Tenant Acknowledgment of Receipt of Regime Documents and Regime Rules. Tenant acknowledges receipt of a copy of the Master Deed, the By-Laws and the Regime Rules of the Regime. Tenant acknowledges that Tenant's failure to comply with the terms of the Master Deed, the By-Laws or the Regime Rules shall constitute a material breach of the Lease Agreement.

(vi) Condition of Leased Premises: Repairs: Use of Leased Premises.

(a) Tenant shall acknowledge that the Leased Premises are in condition permitting habitation with reasonable safety and Tenant accepts said Leased Premises in such condition. Tenant agrees to keep the Leased Premises in a good, clean condition; to make no use or occupation of the Leased Premises other than as stated herein; to make no alterations, additions, or changes in the said Leased Premises or the fixtures thereof (nor to permit such to occur) without the written consent of the Landlord and the Board; to commit no waste thereon; to obey all laws, ordinances, and the Regime Documents and Regime Rules affecting the Leased Premises; to not do or keep, or suffer to be or kept, upon the Leased Premises, anything which will increase the cost of the Regime's or the Landlord's policy or policies of fire and/or hazard loss insurance coverage for the Leased Premises; and to surrender the Leased Premises at the termination hereof in like condition as when taken, reasonable wear and tear excepted.

(b) In addition to the foregoing, Tenant specifically agrees that the use of the Leased Premises shall conform to the following:

(1) Move-In. All move-in and move-out of persons or belongings must be scheduled in advance with the management office, must be accompanied by a completed registration form, and are subject to the imposition of charges as established by the Board.

(2) Association's Inspection Right. The Board, or its authorized agents, shall have the right to enter the Leased Premises to make inspection of and to correct any conditions affecting another unit or a common element upon reasonable prior notice to the Landlord or Tenant and at a reasonably convenient time to all parties. In the event that the Board receives no response to a request for entry pursuant to this Paragraph (2) or if the request for entry is denied by either the Landlord or the Tenant, the Board or its designee shall have the right, hereby granted, to effect entry by whatever means is reasonable, and such entry shall not be deemed a trespass. The cost of any entry made pursuant to this Paragraph (2) and repairs necessary because of said entry shall be assessed against the Landlord and may be

collected in the same manner as any other lawful assessment.

In the event of any emergency threatening life or property, no notice or request for entry shall be required and the cost of said entry and any repairs shall be borne by the appropriate party under the circumstances as shall be determined by the Board. Any emergency entry necessary shall not be deemed a trespass.

(3) Remedies of the Association. The owner of the Leased Premises and Tenant acknowledge that the Association is a third party beneficiary of the Lease and that the Board shall, after thirty (30) days written notice to the owner of the Leased Premises, have the power to terminate the Lease as if it were the owner of the Unit, or to bring summary proceedings to evict the Tenant in the name of the owner of the Unit in the event of a default by the Tenant in the performance of the terms of the Lease or the Regime Documents and Regime Rules, and the owner of the Unit hereby appoints the Board and its agents as his or her attorney-in-fact to take all such actions that it deems appropriate on his or her behalf. All costs and attorney's fees incurred by the Regime to evict the Tenant will be assessed against the Unit and the owner thereof.

(4) Landlord Responsible for Assessments. Landlord and Tenant acknowledge that it is the responsibility of the Landlord to pay all fees and assessments charged against the Unit here leased in accordance with the Regime Documents and Regime Rules. In case of nonpayment of assessments or other charges by Landlord, the Association, or its authorized agent, is hereby authorized by Landlord to collect all delinquent assessments and charges directly from Tenant and Tenant is hereby granted by Landlord the right to deduct such amounts paid to the Regime from the rental due Landlord.

(5) Binding Effect. It is mutually understood and agreed that all the covenants and agreements contained herein shall be binding upon and inure to the benefit of their heirs, personal representatives, successors and assign of the Landlord, Tenant, and the Association. Further, the parties agree that all the covenants and agreements contained herein shall be deemed to be part of the lease agreement itself and incorporated entirely within the lease as if included therein originally. Further, the parties agree that, in case of conflict between the lease Agreement and Article 15 of the Master Deed, the provisions of Article 15 of the Master Deed shall prevail. Further, the parties agree that the singular shall include the plural and the male gender include the female, or both male and female, whenever the context shall so require. In the event that two or more persons or entities are listed above as Tenants, the liability of such persons or entities shall be joint and several.

(6) Default. It is understood and agreed that any failure by Tenant to conform with the foregoing shall constitute a default under the Regime Documents which may be cured by Landlord in the manner set forth in the lease agreement and which may be further cured by the Association in the manner set forth in Paragraph (3) hereof.

(vii) Tenant acknowledges that Tenant is required to obtain and maintain a renter's insurance policy (HO-4) which provides both property damage and liability

coverage for Tenant during the term of the lease. The liability coverage provided by said policy shall be not less than \$300,000.00 or such higher amount as shall be set by the Board of Directors of the Association. Failure by a Tenant to obtain or maintain renter's insurance will be deemed a material breach of the lease. Landlord acknowledges and states for the benefit of the Association that he is responsible for ensuring that the Tenant obtains and maintains the proper renter's insurance policy referenced above. In the event that the Tenant fails to obtain or maintain a renter's insurance policy (HO-4), the Landlord acknowledges that he or she is personally liable for any damage which is not covered by the Association's master casualty insurance policy or Landlord's insurance policy, if any. In addition, Landlord acknowledges and states for the benefit of the Association that in the event of an insured loss to a Unit, or Common Element, under the Association's master casualty insurance policy, if the loss is caused by anything in a Unit or for which the Landlord as the unit owner has the maintenance, repair or replacement responsibility, then the deductible shall be paid by that unit owner without regard to the negligence of the unit owner or his or her tenant, guest or invitee. The cost of the deductible shall constitute a lien upon the Unit and collected in the same manner as an assessment.

In the event of an insured loss to a Unit, or Common Element, under the Association's master casualty insurance policy, and the loss is caused by anything in a Unit for which the unit owner has the maintenance, repair or replacement responsibility, then the deductible shall be paid by the Owner. The cost of the deductible shall constitute a lien upon the Unit and collected in the same manner as an assessment.

Landlord and Tenant acknowledge and agree that in the event of an insured loss under the Association's master casualty insurance policy caused by the negligence or willful misconduct of Tenant, the insurance carrier has the ability and the right to subrogate any and all claims against the Tenant.

Landlord and Tenant shall provide the Board or its designated agent with a copy of a certificate evidencing the renter's insurance policy (HO-4) providing both property damage and liability coverage for Tenant as required herein prior to Tenant occupying the Unit. At all times while the Lease is in effect, Landlord and Tenant shall provide the Association or its designated agent with a certificate showing that the required insurance is in effect. Failure to provide such a certificate timely shall constitute an event of default by the Tenant under the Lease and shall also entitle the Association to impose a fine on the Landlord.

(viii) Landlord and Tenant state for the benefit of the Association that there shall be no other Tenants or occupants of the Leased Premises except as named herein. Unit Owner and Tenant acknowledge that the number of persons in the proposed Tenant household shall not be greater than is permitted by either the Lease or the county occupancy requirements.

(ix) The Owner of the Leased Premises shall be required to provide the Association with the Owner's current mailing address, and must notify the Association of any change of Owner's address within seven (7) days.

(x) If the owner of the Leased Premises does not maintain residency within a one hundred (100) mile radius of the Regime, Owner shall designate the individual or company named below to have legal authority to act on behalf of the owner in all matters relating to the rental of said Unit. Owner shall file a current power of attorney, Management Contract or other suitable evidence of compliance with this requirement with the Association's management office.

3. The term Property as defined in Exhibit A to the Master Deed, Second Amendment to the Master Deed, and Third Amendment to the Master Deed is hereby supplemented to include the Property described on **Exhibit A** attached hereto.

4. The term Additional Property as defined in Exhibit A-1 to the Master Deed, Second Amendment to the Master Deed, and Third Amendment to the Master Deed is hereby deleted and replaced by the description of Additional Property as stated in **Exhibit A-1** attached hereto

5. Exhibits B and Exhibits B-1 to the Master Deed, Second Amendment to the Master Deed, and Third Amendment to the Master Deed are hereby supplemented to include the As Built Survey for Phase IV and Parking Plan for Phase IV attached hereto as **Exhibits B and B-1**.

6. Exhibit C to the Master Deed, Second Amendment to the Master Deed and Third Amendment to Master Deed are hereby supplemented to include the Elevations, Floor Plans and Dwelling Unit Certification for Phase IV attached hereto as **Exhibit C**.

7. Exhibit D to the Master Deed, Second Amendment to Master Deed, and Third Amendment to the Master Deed are hereby deleted and replaced with the Schedule of Unit Value and Percentage Interest as stated in **Exhibit D** attached hereto.

8. Except as specifically provided herein, the provisions of the Master Deed, First Amendment to Master Deed, Second Amendment to Master Deed, and Third Amendment to Master Deed shall remain in full force and effect. To the extent that one or more provisions of this Fourth Amendment appear to be in conflict with the provisions of the Master Deed, First Amendment to Master Deed, Second Amendment to Master Deed, and Third Amendment to Master Deed then the provisions of this Fourth Amendment shall control. In addition, the Declarant reserves the right to make additional modification, amendments and supplements to the Master Deed as provided therein.

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IN WITNESS WHEREOF, the undersigned has affixed its Hands and Seals as of the date first above written.

WITNESSES:

DECLARANT:

RIVERLAND II, LLC, a South Carolina  
Limited Liability Company

M. A. Ellis  
Hampton J. Lee

By:

C. Ray Wrenn

Its:

Manager

STATE OF SOUTH CAROLINA )

ACKNOWLEDGMENT

COUNTY OF CHARLESTON )

I, Morris A. Ellis (Notary Public), hereby certify that Retreat II, LLC, by C. Ray Wrenn, its Manager, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 27th day of September, 2005.

M. A. Ellis  
Notary Public for South Carolina  
My Commission Expires: 10/15/13

## EXHIBIT A

### Legal Description

#### Phase IV

All that piece, parcel, or tract of land identified as "PORTION OF TMS # 337-00-00-157, PHASE IV, 130,787 SQ. FT., 3.002 ACRES" as shown on a plat entitled "Phase IV, 3.002 Acres, 130,787 Sq. Ft., The Retreat at Riverland Woods TMS # 337-00-00-157, Owned by Riverland II, LLC, Located in Charleston County" prepared by David L. Gray, PLS 12839 of GPA Professional Land Surveyors dated September 15, 2005 and attached to this Master Deed.

EXHIBIT A-1

Legal Description –Additional Property

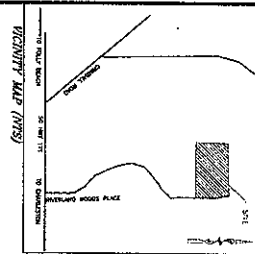
NONE

EXHIBIT B  
As Built Survey - Buildings 1000 and 1100  
Phase IV

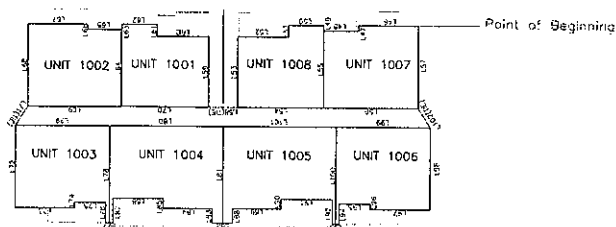


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**NOTE:**  
STURNEY IS VALID ONLY  
IF PRINTING HAS OCCURRED.  
SERIAL AND SIGNATURE OF  
SUBMITTER.

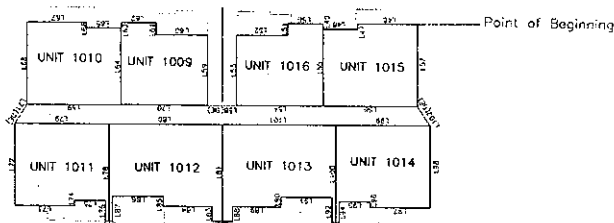


BUILDING 10 (1000)  
FIRST FLOOR  
FINISHED FLOOR=19.00

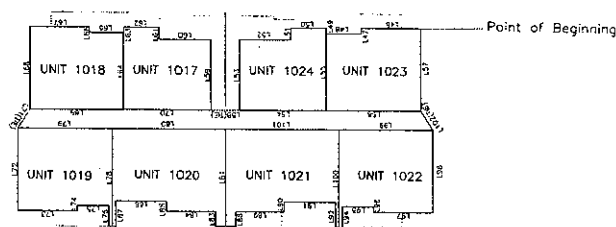


BUILDING TO LINE TABLE		
LINE	LENGTH	BEARING
L42	24.68	N112°01'5" E
L47	2.28	N112°01'5" E
L48	14.46	N78°59'41" W
L49	22.29	N121°01'5" E
L50	14.62	N112°01'5" E
L51	5.00	N112°01'5" W
L52	21.29	N78°59'41" W
L53	39.50	S78°59'41" W
L54	39.50	N112°01'5" W
L55	32.71	S112°01'5" E
L56	39.33	S78°59'41" W
L57	5.00	N112°01'5" E
L60	21.29	S78°59'41" W
L61	5.00	N112°01'5" W
L62	14.63	N112°01'5" E
L63	2.29	S112°01'5" E
L64	32.07	N121°01'5" E
L65	14.46	S78°59'41" W
L66	2.29	N112°01'5" E
L67	24.68	S78°59'41" W
L68	5.00	N121°01'5" E
L69	39.01	N78°59'41" W
L70	38.24	N78°52'54" E
L71	9.46	N121°05'38" E
L72	34.50	N112°01'5" W
L73	24.67	S78°59'41" W
L74	2.29	S112°01'5" E
L75	12.82	S78°59'41" W
L76	2.29	N78°59'41" W
L77	46.86	S121°01'5" E
L78	25.25	S78°59'41" W
L79	35.25	S78°59'35" E
L80	6.50	N78°59'41" W
L81	6.50	N78°58'53" E
L83	6.11	N112°01'5" W
L84	20.00	S78°59'41" W
L85	21.13	N112°01'5" E
L86	21.29	S78°59'41" W
L87	10.46	S112°01'5" E
L88	6.11	N112°01'5" E
L89	2.08	N112°01'5" W
L90	41.02	N112°01'5" W
L91	21.29	N78°59'41" W
L92	10.46	N112°01'5" E
L93	2.29	N78°59'41" W
L94	6.51	N112°01'5" E
L95	12.82	N78°59'41" W
L96	2.29	N112°01'5" E
L97	24.87	N78°59'41" W
L98	34.50	N112°01'5" W
L99	39.15	S78°59'41" W
L100	40.83	N112°01'5" W
L101	47.19	S112°01'5" E
L102	9.46	N54°56'46" E
L103	39.23	S90°00'00" W
L104	39.23	S90°00'00" W
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L106	39.23	S90°00'00" W
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L142	39.23	S90°00'00" W
L143	39.23	S90°00'00" W
L144	39.23	S90°00'00" W
L145	39.23	S90°00'00" W
L146	39.23	S90°00'00" W
L147	39.23	S90°00'00" W
L148	39.23	S90°00'00" W
L149	39.23	S90°00'00" W
L150	39.23	S90°00'00" W
L151	39.23	S90°00'00" W
L152	39.23	S90°00'00" W
L153	39.23	S90°00'00" W
L154	39.23	S90°00'00" W
L155	39.23	S90°00'00" W
L156	39.23	S90°00'00" W</

BUILDING 10 (1000)  
SECOND FLOOR  
FINISHED FLOOR=29.83



BUILDING 10 (1000)  
THIRD FLOOR  
FINISHED FLOOR=40.47



BUILDINGS NOT TO SCALE

[illegible]

PREPARED FOR: RIVERLAND E LLC

PHASE IV, 3.002 ACRES 130,787 SQ. FT.  
THE RETREAT AT RIVERLAND WOODS TMS# 537-00-00-157  
OWNED BY RIVERLAND II, LLC

OWNED BY RIVER  
LOCATED IN  
CHARLESTON, G

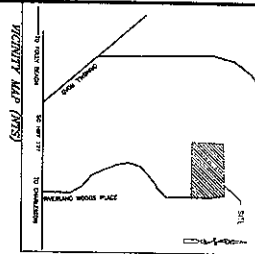
SOUTH CAROLINA

THE CITY OF CHARLESTON

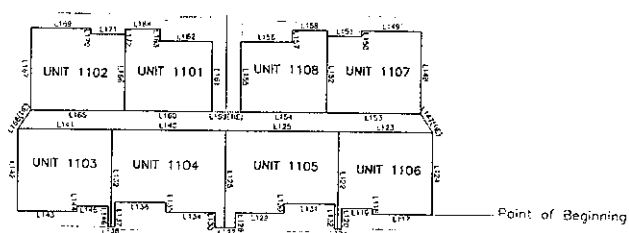
HORIZONTAL REGIME - RECORD MAP

[illegible]

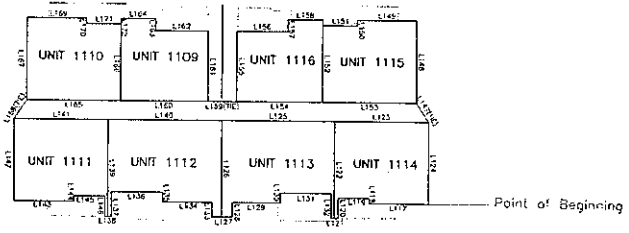
NOTE:  
 1. THIS MAP IS A PRELIMINARY MAP SUBMITTED TO THE CITY OF CHARLOTTE, NORTH CAROLINA, FOR REVIEW AND APPROVAL. IT IS NOT A FINAL MAP AND SHOULD NOT BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE CITY OF CHARLOTTE. THE CITY OF CHARLOTTE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS MAP. THE CITY OF CHARLOTTE IS NOT A PARTY TO ANY SUIT OR ACTION ARISING OUT OF THIS MAP. THE CITY OF CHARLOTTE IS NOT A PARTY TO ANY SUIT OR ACTION ARISING OUT OF THIS MAP. THE CITY OF CHARLOTTE IS NOT A PARTY TO ANY SUIT OR ACTION ARISING OUT OF THIS MAP.



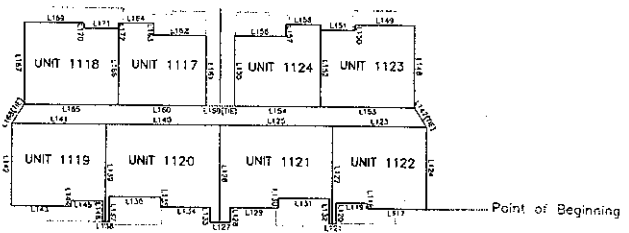
BUILDING 11 (1100)  
 FIRST FLOOR  
 FINISHED FLOOR=19.29



BUILDING 11 (1100)  
 SECOND FLOOR  
 FINISHED FLOOR=30.35



BUILDING 11 (1100)  
 THIRD FLOOR  
 FINISHED FLOOR=40.94



BUILDINGS NOT TO SCALE

200	
2000	
20	
3	
4	

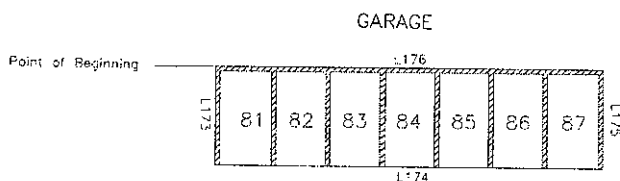
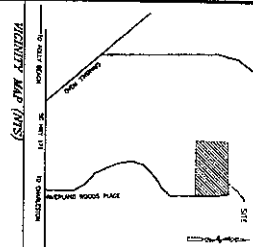
PHASE IV, 3.002 ACRES 130,787 SQ. FT.  
 THE RETREAT AT RIVERLAND WOODS TRS# 137-00-00-157  
 OWNED BY RIVERLAND II, LLC  
 LOCATED IN  
 THE CITY OF CHARLOTTE      CHARLESTON COUNTY      SOUTH CAROLINA

**HORIZONTAL REGIME - RECORD MAP**

**GPA**  
 PROFESSIONAL LAND SURVEYORS  
 www.gpa-surveyors.com  
 (704) 261-1100  
 (704) 261-1101  
 (704) 261-1102  
 (704) 261-1103  
 (704) 261-1104  
 (704) 261-1105  
 (704) 261-1106  
 (704) 261-1107  
 (704) 261-1108  
 (704) 261-1109  
 (704) 261-1110  
 (704) 261-1111  
 (704) 261-1112  
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 (704) 261-1114  
 (704) 261-1115  
 (704) 261-1116  
 (704) 261-1117  
 (704) 261-1118  
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 (704) 261-1120  
 (704) 261-1121  
 (704) 261-1122  
 (704) 261-1123  
 (704) 261-1124

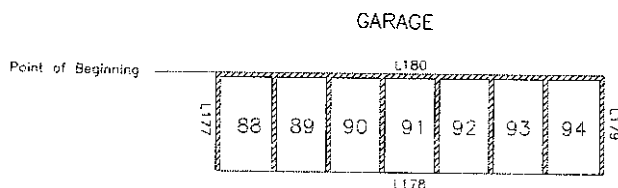
SUPPLY IS VALID ONLY  
IF PLANT HAS ORIGINAL  
SEALED AND SIGNED  
BY SPECTOR.

LELAND L. SMITH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, HEREBY STATE THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE SAID INSTRUMENT WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF APPROPRIATE STATUTES FOR THE PURPOSE OF LAND ACQUISITION, AND THE MATTER OF EVIDENCE FOR REDEMPTION FOR A CLASS A SURVEY AS SET FORTH THEREIN, ALSO THE MATTER OF EVIDENCE FOR REDEMPTION FOR A CLASS A SURVEY. THE EVIDENCE IS NOT VALID UNLESS INSURANCE POLICY OR PROCEEDINGS FROM MANY COURTS BEING DONE WITHOUT THE AUTHORITY OF RETURNING A CLASSIFYING OFFICIAL. THE SAID SURVEY WAS WITNESSED BY TWO MORE SURVEYORS, LICENSE NUMBER AND SEAL THIS 13TH DAY OF SEPTEMBER 2005.



GARAGE LINE TABLE		
L173	22.00	S75°37'29"W
L174	86.00	S11°22'31"E
L175	22.00	N78°37'29"E
L176	86.00	N11°22'31"W

BUILDINGS NOT TO SCALE  
(GARAGE FINISHED FLOOR= 17.03')  
(HEIGHT OF GARAGE 16.5')



GARAGE LINE TABLE		
L177	22.00	S78°32'32"W
L178	88.00	S11°27'28"E
L179	22.00	N78°32'32"E
L180	88.00	N11°27'28"W

BUILDINGS NOT TO SCALE  
(GARAGE FINISHED FLOOR= 17.94')  
(HEIGHT OF GARAGE 16.5')

[illegible]

PREPARED FOR: RIVERLAND II LLC

PHASE IV, 3.002 ACRES 130,787 SQ. FT.  
THE RETREAT AT RIVERLAND WOODS TMS# 337-00-00-157  
OWNED BY RIVERLAND II, LLC

LOCATED IN  
WESTON COUNTY

*SOUTH CAROLINA*

HORIZONTAL REGIME - RECORD MAP

SCALE	1"=100'
FILE NO.	
AGE NO.	0555
DATE	9/29/05
DRAWN BY	CMA
CHECKED BY	
DATE	

**GPAA**

**PROFESSIONAL  
LAND SURVEYORS**

**2700 E. 42nd Avenue, Colorado  
Denver, Colorado 80231**

**(303) 751-2100**

**CHARTERED MEMBER  
OF THE AMERICAN  
SOCIETY OF PROFESSIONAL  
LAND SURVEYORS**

**CHARTERED MEMBER  
OF THE NATIONAL  
ASSOCIATION OF  
STATE SURVEYORS**

**THEY WILL SURVEY  
YOUR PROPERTY  
AND GIVE YOU THE  
BEST VALUE**

**FOR THE MONEY**

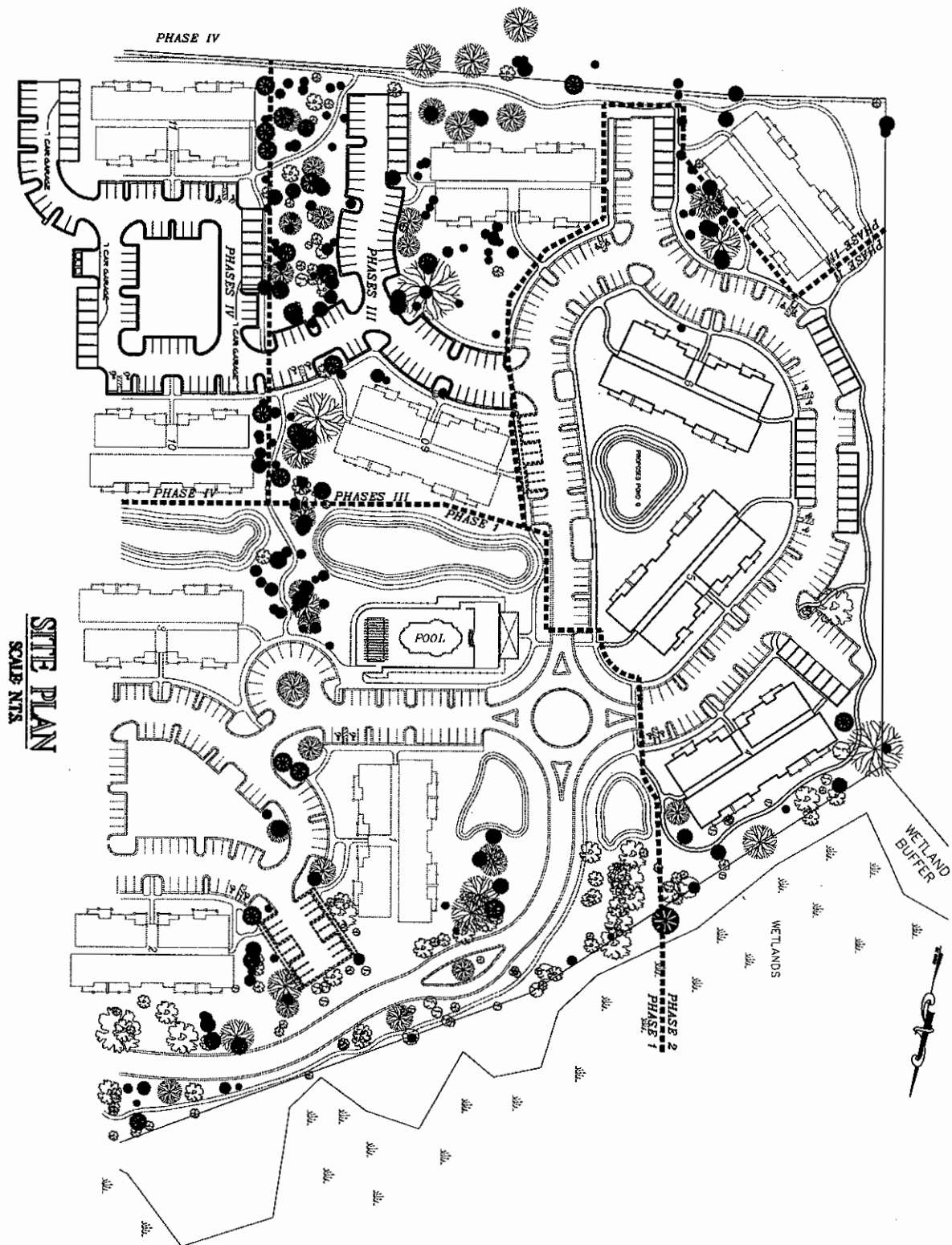
**2700 E. 42nd Avenue, Colorado  
Denver, Colorado 80231**



**EXHIBIT B-1**  
**Initial Parking Plan - Site Plan**  
**Phase IV**

{00724894.}  
00375526.

Phase I		Phase II		Phase III	
Garage #	Unit #	Garage #	Unit #	Garage #	Unit #
1	106	32	405	60	819
2	111	33	420	61	702
3	201	34	521	62	811
4	120	35	523	63	707
5	114	36	403	64	715
6	123	37	419	65	721
7	121	38	412	66	706
9	202	39	417	74	802
10	223	40	306	75	821
11	205	41	1004	76	910
12	320	42	717	77	815
13	222	43	919	78	823
14	214	44	913	79	820
15	119	45	105	80	812
16	220	46	512	81	1003
17	101	47	503	82	1020
18	217	48	515	83	1019
19	303	49	605	84	1011
20	307	50	615	85	1007
21	310	51	810	86	1105
22	322	52	618	87	1023
25	323	53	620	88	1111
26	304	54	603	89	1115
27	318	55	722	90	1119
28	317	56	623	91	1118
29	319	57	602	92	1110
30	316	58	704	93	1113
31	313	59	608	94	1104



**SITE PLAN**  
SCALE: NTS



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
THE RETREAT AT RIVERLAND WOODS PHASE IV

SITE PLAN

PROJECT	DATE	BY

**EXHIBIT C**  
**Elevations, Floor Plans and Dwelling Unit Certification for Buildings 1000 & 1100**  
**Phase IV**

{00724894.}  
00375526.

ARCHITECT'S CERTIFICATE

Pursuant to Section 27-31-110, Code of Laws of South Carolina, the undersigned Architect, Jackie Martin, South Carolina Registration No. 3888, who is authorized and licensed to practice in the State of South Carolina, hereby certifies, that the Plans (defined below) for Phase IV of The Retreat at Riverland Horizontal Property Regime (the "Regime") located in Charleston County, City of Charleston, South Carolina fully and accurately depict the floor plans of each of the buildings; the dimensions, area and location of each Unit; and the dimensions, area and location of the Common Elements of the Buildings and Units shown thereon within said Regime.

The Plans are defined as Exhibit C to the Fourth Amendment to the Master Deed for the Regime. The Plans consist of the Elevations, Floor Plans and Dwelling Unit Certification for the Units located in Buildings 1000 and 1100 of the Regime and Garage Units 91 through 94.

WITNESS my Hand and Seal this 22<sup>ND</sup> day of SEPTEMBER, 2005.

WITNESSETH:

Signature of 1<sup>st</sup> witness

Signature of 2<sup>nd</sup> witness

Jackie Martin

SC Registration No. 3888

STATE OF GEORGIA )

COUNTY OF DeKalb )

ACKNOWLEDGMENT

I, Verona Z. Stafford (Notary Public), do hereby certify that Jackie Martin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and seal this 22<sup>nd</sup> day of September, 2005.

Notary Public for Georgia

My Commission Expires:

SEAL OF NOTARY

Verona Z. Stafford  
Notary Public  
DeKalb County, Georgia  
My Comm. Exp. June 10, 2007

**THE RETREAT AT RIVERLAND WOODS**  
**UNIT SCHEDULE**  
Phase IV

**BLDG**  
**1000**

<b><u>UNIT #</u></b>	<b><u>GENERAL DESCRIPTION</u></b>	<b><u>SQ. FT.</u></b>
1001	TWO BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1058 S.F.
1002	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.
1003	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.
1004	TWO BEDROOM, TWO BATHROOM, OPTIONAL STUDY, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1440 S.F.
1005	TWO BEDROOM, TWO BATHROOM, OPTIONAL STUDY, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1440 S.F.
1006	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.
1007	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.
1008	TWO BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1058 S.F.
1009	TWO BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1058 S.F.
1010	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.
1011	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.

# THE RETREAT AT RIVERLAND WOODS

## UNIT SCHEDULE

### Phase IV

**BLDG**  
**1000**

<b><u>UNIT #</u></b>	<b><u>GENERAL DESCRIPTION</u></b>	<b><u>SQ. FT.</u></b>
1012	TWO BEDROOM, TWO BATHROOM, OPTIONAL STUDY, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1440 S.F.
1013	TWO BEDROOM, TWO BATHROOM, OPTIONAL STUDY, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1440 S.F.
1014	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.
1015	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.
1016	TWO BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1058 S.F.
1017	TWO BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1058 S.F.
1018	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.
1019	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.
1020	TWO BEDROOM, TWO BATHROOM, OPTIONAL STUDY, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1440 S.F.
1021	TWO BEDROOM, TWO BATHROOM, OPTIONAL STUDY, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1440 S.F.
1022	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.

**THE RETREAT AT RIVERLAND WOODS**  
**UNIT SCHEDULE**  
Phase IV

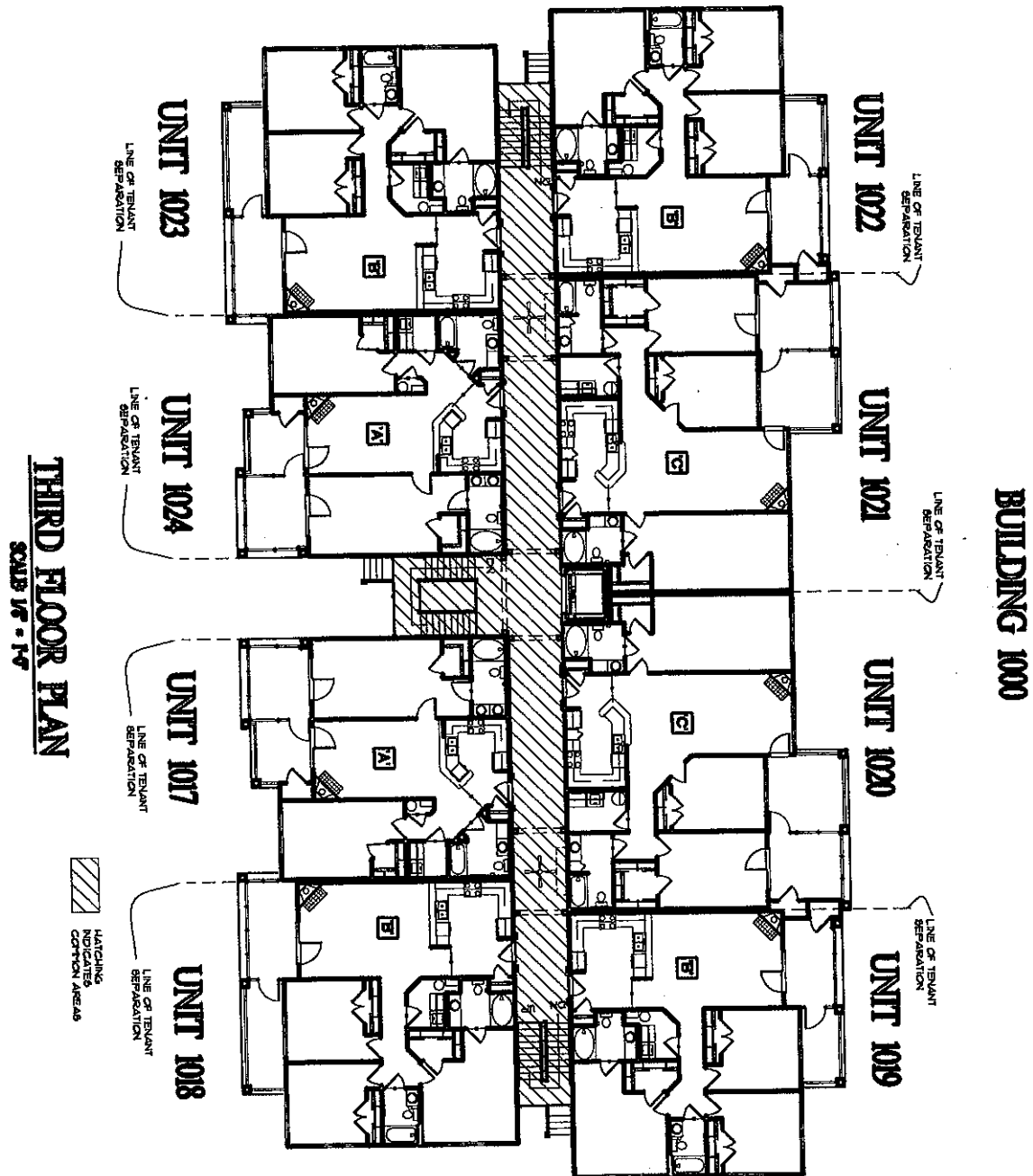
**BLDG**  
**1000**

<b><u>UNIT #</u></b>	<b><u>GENERAL DESCRIPTION</u></b>	<b><u>SQ. FT.</u></b>
1023	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.
1024	TWO BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1058 S.F.







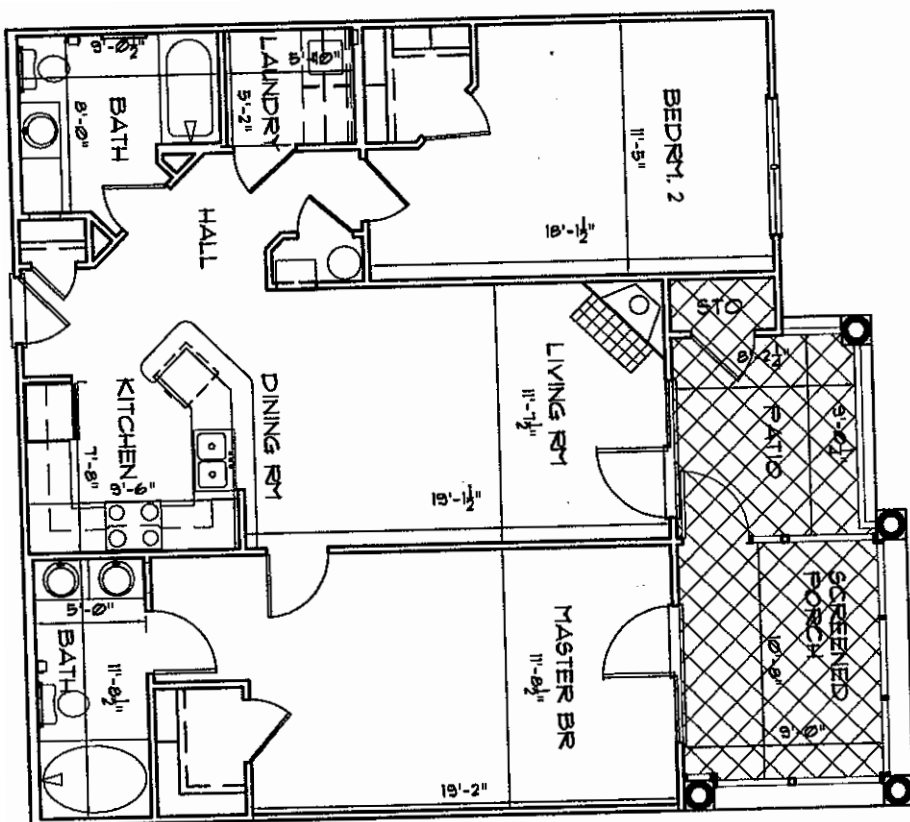


**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA

THIRD FLOOR PLAN

DATE	BY	REVISION

# BUILDING 1000 - UNIT 1001



ST. MARTIN 'A' UNIT

SCALE: 3/8" = 1'-0"

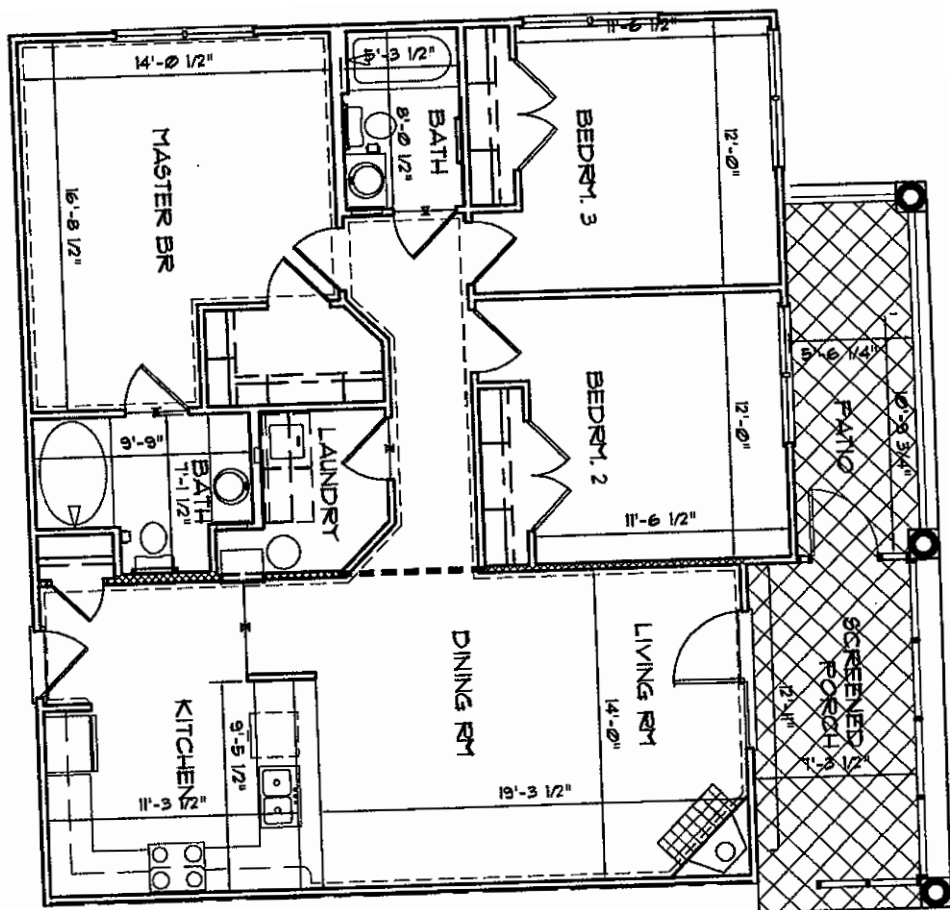
HATCHING  
INDICATES LIMITED  
CUTTING AREA



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA  
'A' UNIT FLOOR PLAN

DATE	
BY	
CHECKED BY	

# BUILDING 1000 - UNIT 1002



## ST. CROIX 'B' UNIT

SCALE 3/8" = 1'-0"



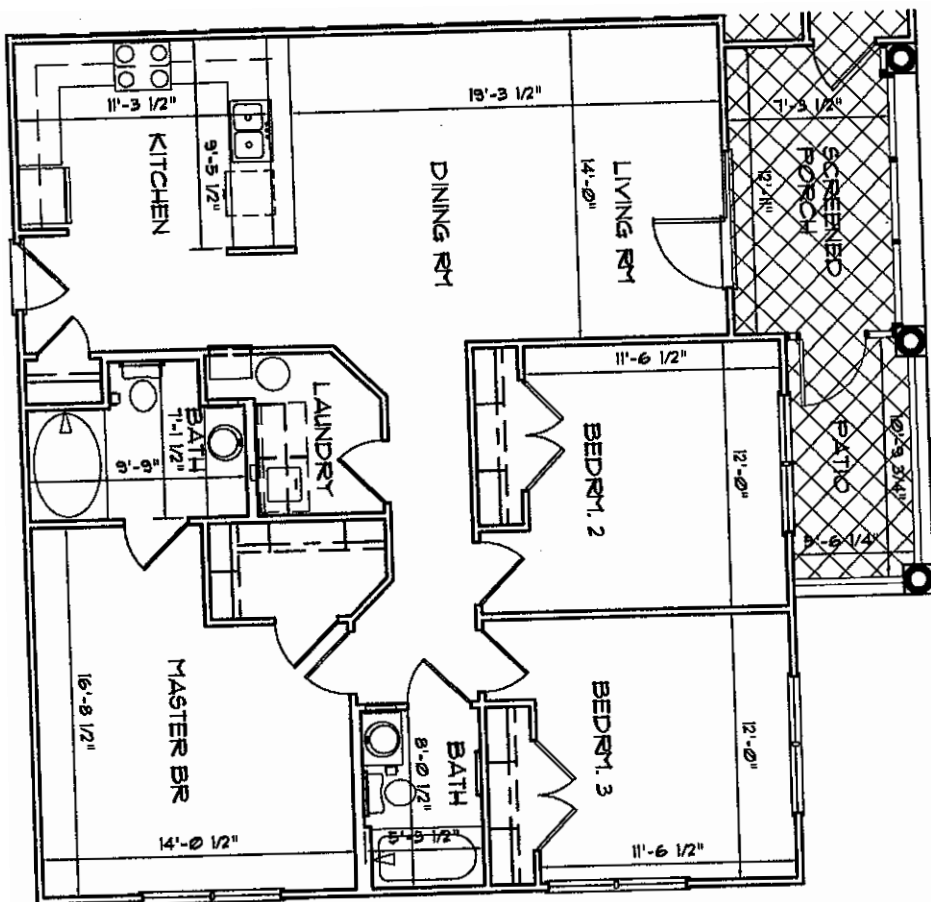
HATCHING  
INDICATES LIMITED  
COMMON ELEMENTS

**MRIA**

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA  
10' UNIT FLOOR PLAN

DATE	
BY	
CHK	
APP	

# BUILDING 1000 - UNIT 1003



ST. CROIX 'B' UNIT

SCALE: 3/8" = 1'-0"

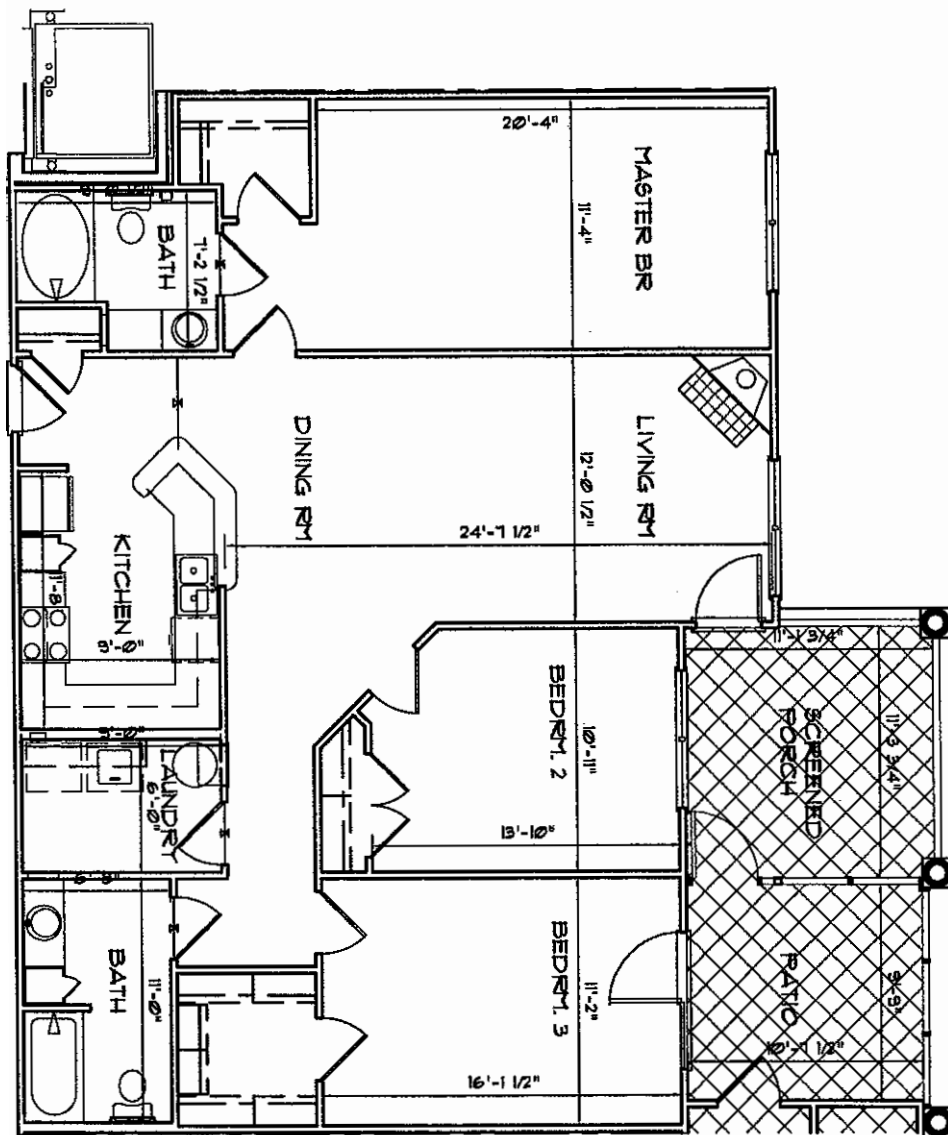
HATCHING  
INDICATES UNIT  
COMMON ELEMENT



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA

10' UNIT FLOOR PLAN

# BUILDING 1000 - UNIT 1004



ST. THOMAS 'C' UNIT

SCALE 3/8" = 1'-0"



HATCHING INDICATES LIMITED COTTON ELEMENTS

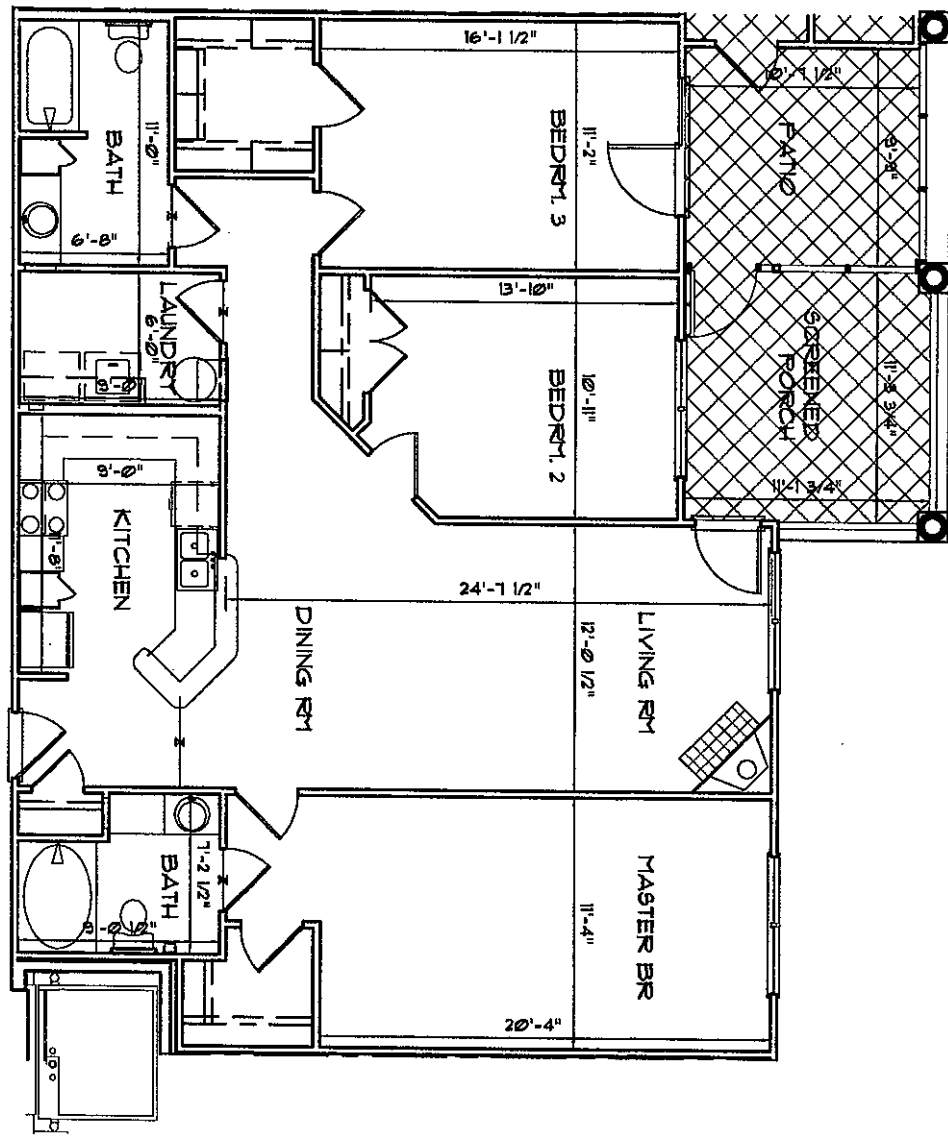


MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
 25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3229 404-373-2800  
 THE RETREAT AT RIVERLAND WOODS PHASE II  
 JAMES ISLAND, SOUTH CAROLINA

10' UNIT FLOOR PLAN

DATE	
BY	
CHECKED BY	

# BUILDING 1000 - UNIT 1005



**ST. THOMAS 'C' UNIT**  
**SCALE 3/8" = 1'-0"**

HATCHING  
 INDICATES LIMITED  
 COMMON ELEMENT



**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
 25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
**THE RETREAT AT RIVERLAND WOODS PHASE II**  
 JAMES ISLAND, SOUTH CAROLINA  
 'C' UNIT FLOOR PLAN

DATE	
BY	
CHECKED	
APPROVED	



This floor plan shows a 3-bedroom house with a total area of 1,500 sq. ft. The layout includes a large living room (14'-0" x 19'-3 1/2") with a fireplace, a dining room (9'-5 1/2" x 14'-0"), and a kitchen (9'-5 1/2" x 11'-0") with a breakfast bar. There are three bedrooms: Bedrm. 1 (12'-0" x 12'-0"), Bedrm. 2 (11'-6 1/2" x 12'-0"), and Bedrm. 3 (11'-6 1/2" x 12'-0"). The bathroom area includes a master bath (8'-0 1/2" x 5'-3 1/2"), a second bath (7'-1 1/2" x 5'-6"), and a laundry room. A master bedroom suite includes a master bedroom (14'-0 1/2" x 16'-8 1/2") and a master bath. The house also features a patio (12'-0" x 14'-0") and a screened porch (12'-0" x 14'-0").

ST. CROIX 'B' UNIT

**SCALE: 3/8" = 1'-0"**



HATCHING  
INDICATES LIMITED  
COMMON ELEMENTS

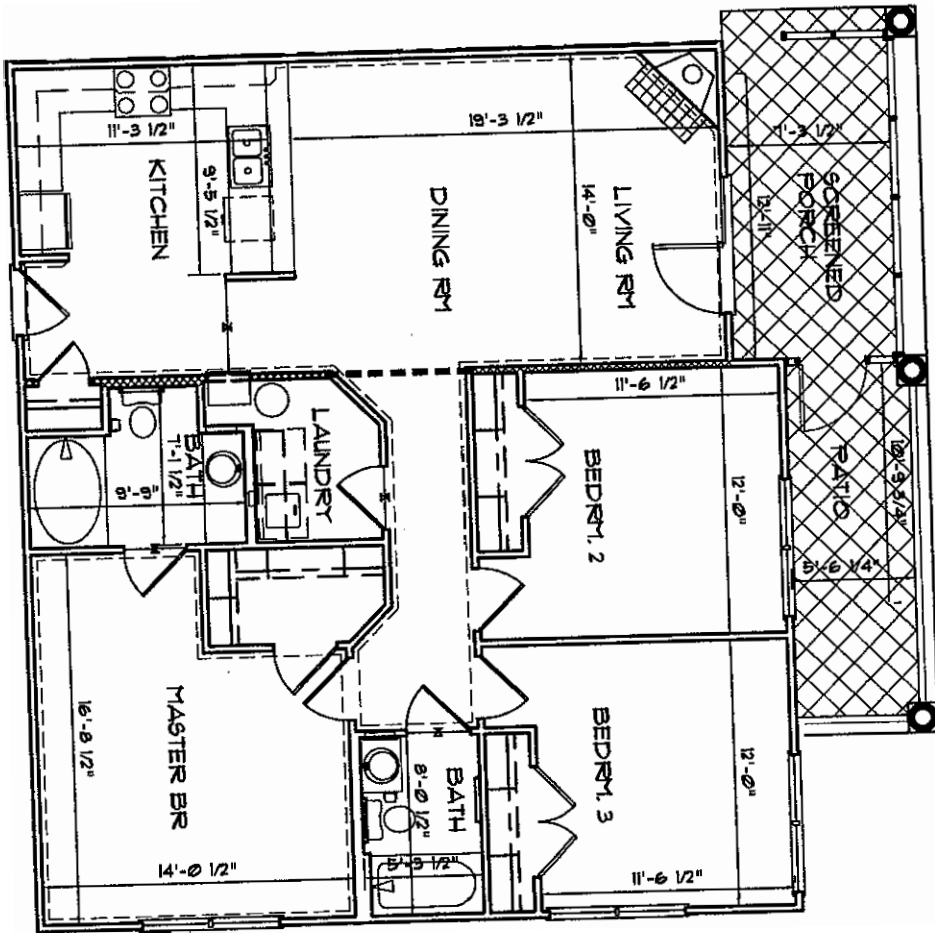


**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
26 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

**THE RETREAT AT RIVERLAND WOODS PHASE II**  
JAMES ISLAND, SOUTH CAROLINA

### 11 'B' UNIT FLOOR PLAN

# BUILDING 1000 - UNIT 1007



ST. CROIX 'B' UNIT

SCALE: 3/8" = 1'-0"



HATCHING INDICATES LIMITED COMMON ELEMENT

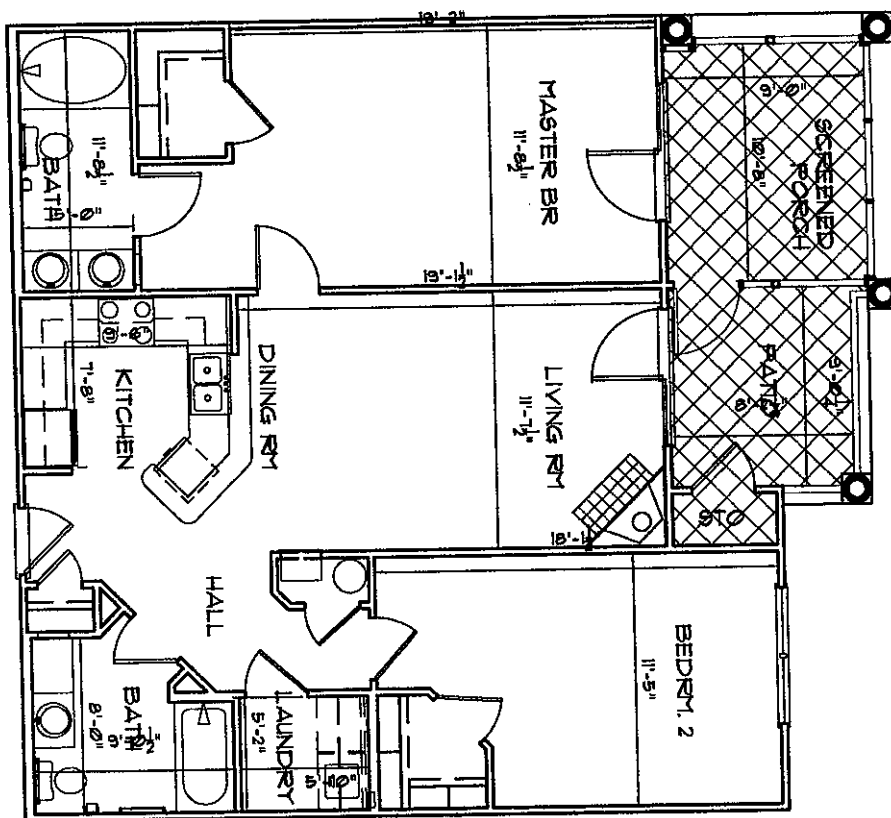


MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
 25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
 THE RETREAT AT RIVERLAND WOODS PHASE II  
 JAMES ISLAND, SOUTH CAROLINA

70' UNIT FLOOR PLAN

DATE	
BY	
CHECKED	
APPROVED	

# BUILDING 1000 - UNIT 1008



ST. MARTIN 'A' UNIT

SCALE: 3/8" = 1'-0"



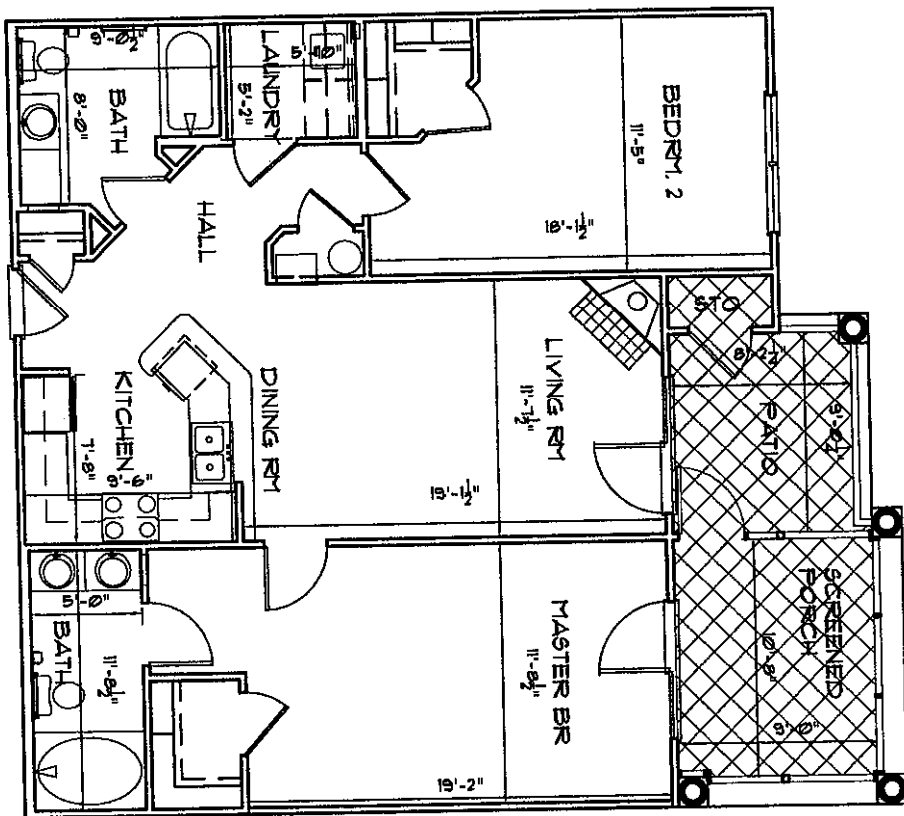
HATCHING  
INDICATES LIMITED  
COMMON ELEMENTS



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3029 404-375-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA  
"A" UNIT FLOOR PLAN

DATE	
BY	
CHECKED	
APPROVED	

# BUILDING 1000 - UNIT 1009



ST. MARTIN 'A' UNIT

SCALE 3/8" = 1'-0"



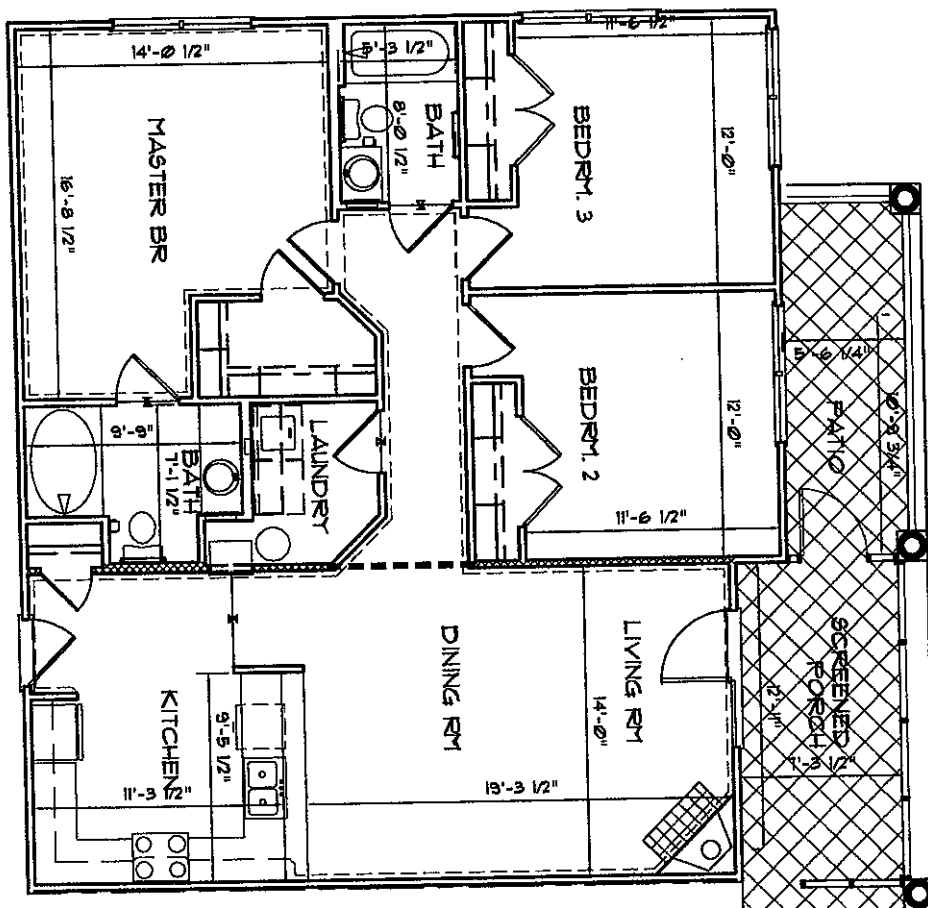
HATCHING  
INDICATES LIMITED  
COMMON ELEMENTS



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3029 404-375-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA  
"A" UNIT FLOOR PLAN

DATE	
BY	
CHECKED	
APPROVED	

# BUILDING 1000 - UNIT 1010



ST. CROIX 'B' UNIT

SCALE: 3/8" = 1'-0"



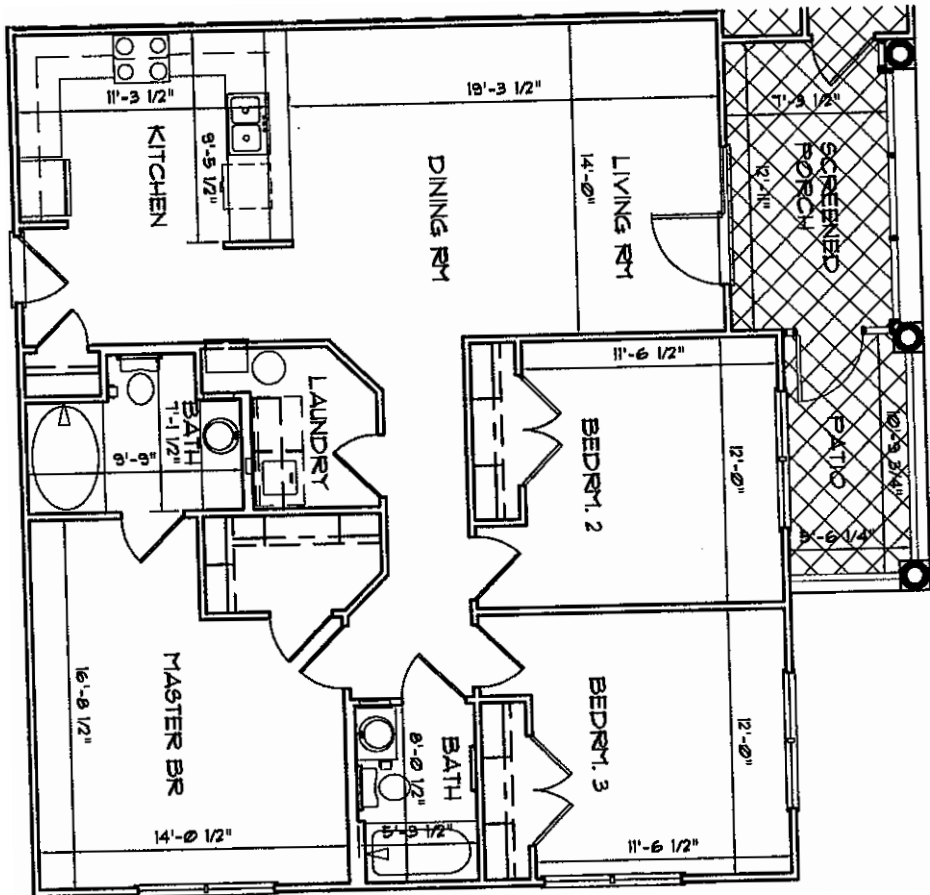
HATCHING INDICATES LIMITED COMMON ELEMENT

**MIRA**

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA  
101 UNIT FLOOR PLAN

DATE	
BY	
CHECKED BY	

# BUILDING 1000 - UNIT 1011



ST. CROIX 'B' UNIT

SCALE: 3/8" = 1'-0"



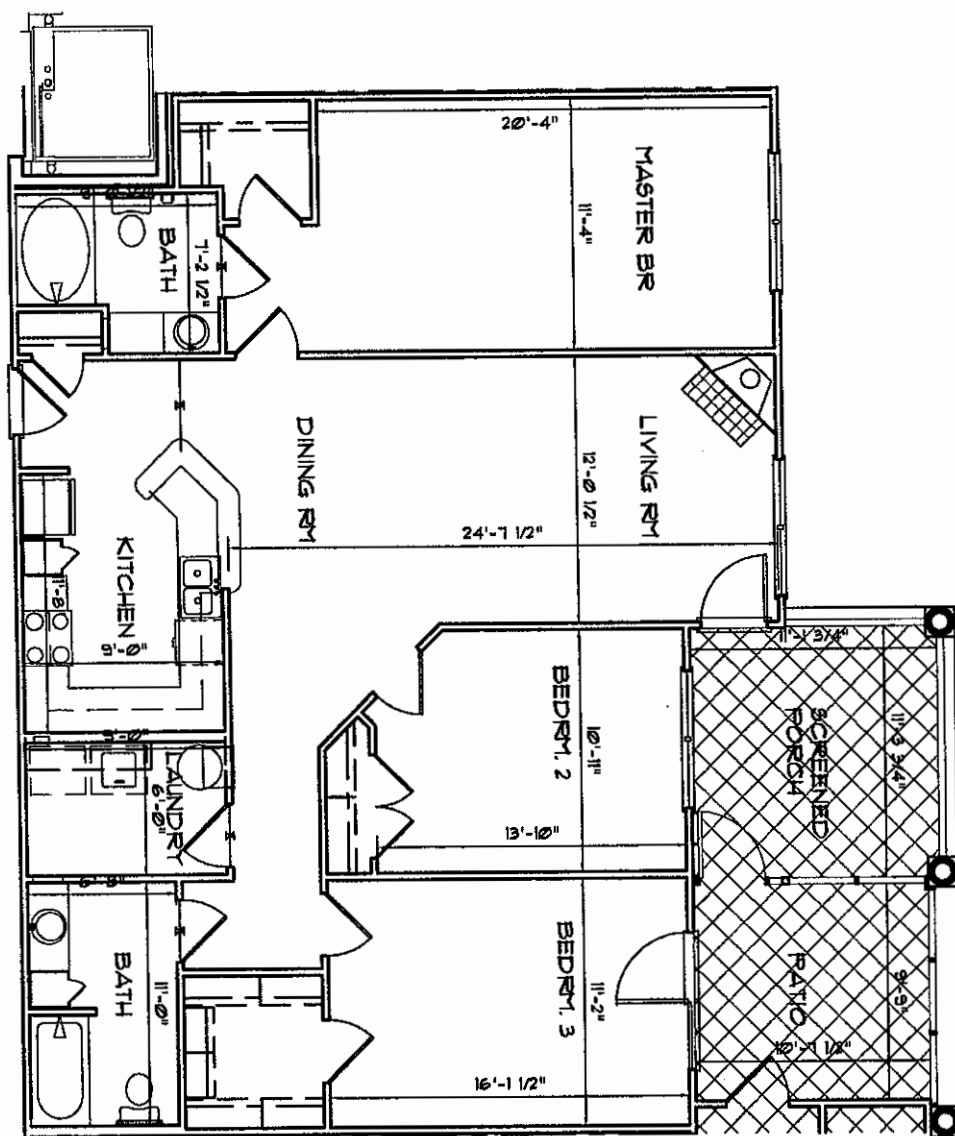
HATCHING  
INDICATES LIGHT  
COTTON ELEVATOR



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
26 CHURCH STREET SUITE 200 DECATUR, GEORGIA 30030-3229 404-375-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA

BY UNIT FLOOR PLAN

# BUILDING 1000 - UNIT 1012



ST. THOMAS 'C' UNIT

SCALE 3/8" = 1'-0"



HATCHING INDICATES LIMITED COTTON ELEMENTS



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA

10' UNIT FLOOR PLAN

DATE	
BY	
CHECKED	
APPROVED	

This floor plan shows a 1,200 sq. ft. house with the following layout and dimensions:

- Bedrooms:**
  - BEDRM. 1: 16'-1 1/2" x 11'-2"
  - BEDRM. 2: 13'-10" x 10'-11"
  - BEDRM. 3: 12'-0 1/2" x 11'-4"
- Master Bedroom:** 20'-4" x 11'-4"
- Living Room:** 24'-1 1/2" x 12'-0 1/2"
- Dining Room:** 9'-0" x 9'-8"
- Kitchen:** 9'-0" x 9'-8"
- Bathrooms:**
  - BATH (top left): 6'-8" x 11'-0"
  - BATH (bottom left): 7'-2 1/2" x 5'-0"
- Laundry:** 6'-0" x 6'-0"
- Screened Porch:** 11'-1 3/4" x 11'-3 3/4"
- Entry:** 10'-1 1/2" x 9'-8"

**SCALE: 3/16" = 1'-0"**

**HATCHING**  
INDICATES LIMITED  
COMMON ELEMENTS

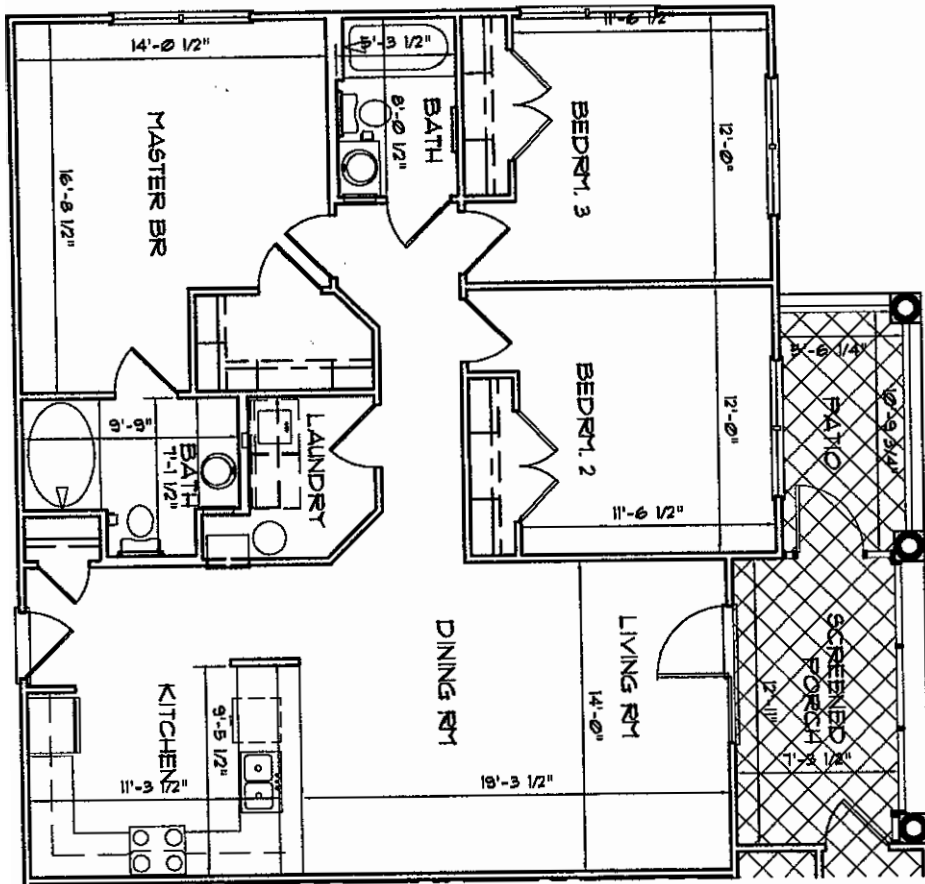


**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
26 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3229 404-373-2800

### 'C' UNIT FLOOR PLAN



# BUILDING 1000 - UNIT 1014



ST. CROIX 'B' UNIT

SCALE 3/8" = 1'-0"



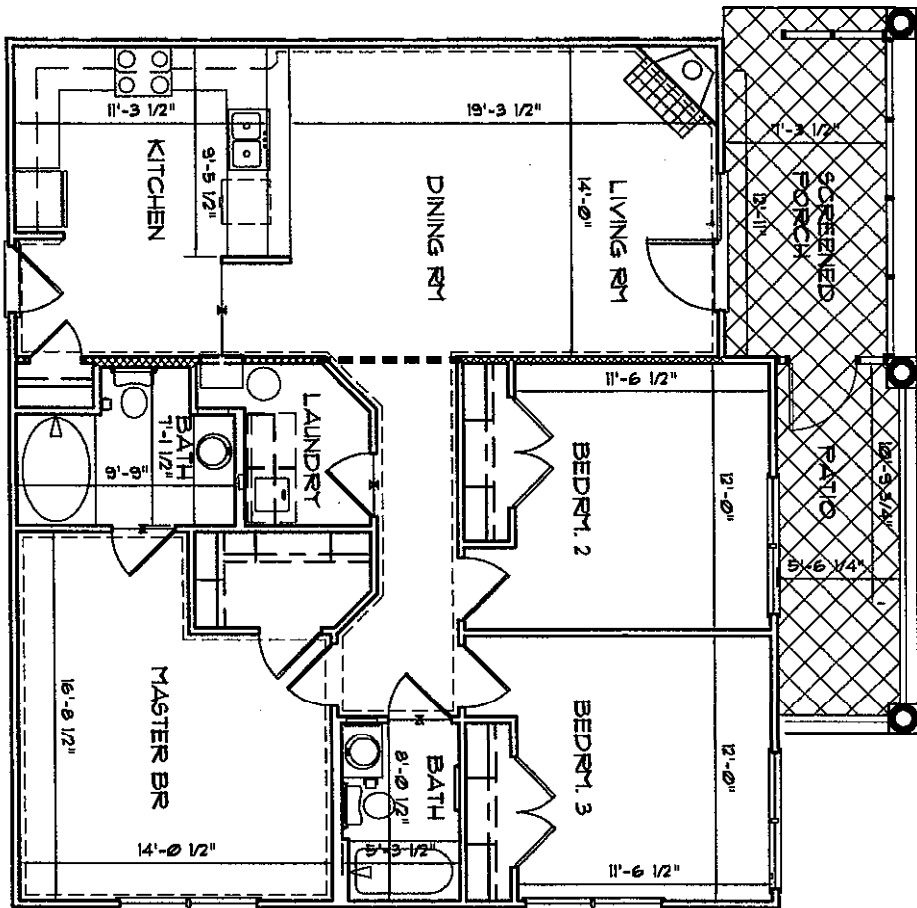
HATCHING  
INDICATES LIMIT  
COMMON ELEMENT



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3029 404-373-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA

10' UNIT FLOOR PLAN


# BUILDING 1000 - UNIT 1015



ST. CROIX 'B' UNIT

SCALE 3/8" = 1'-0"



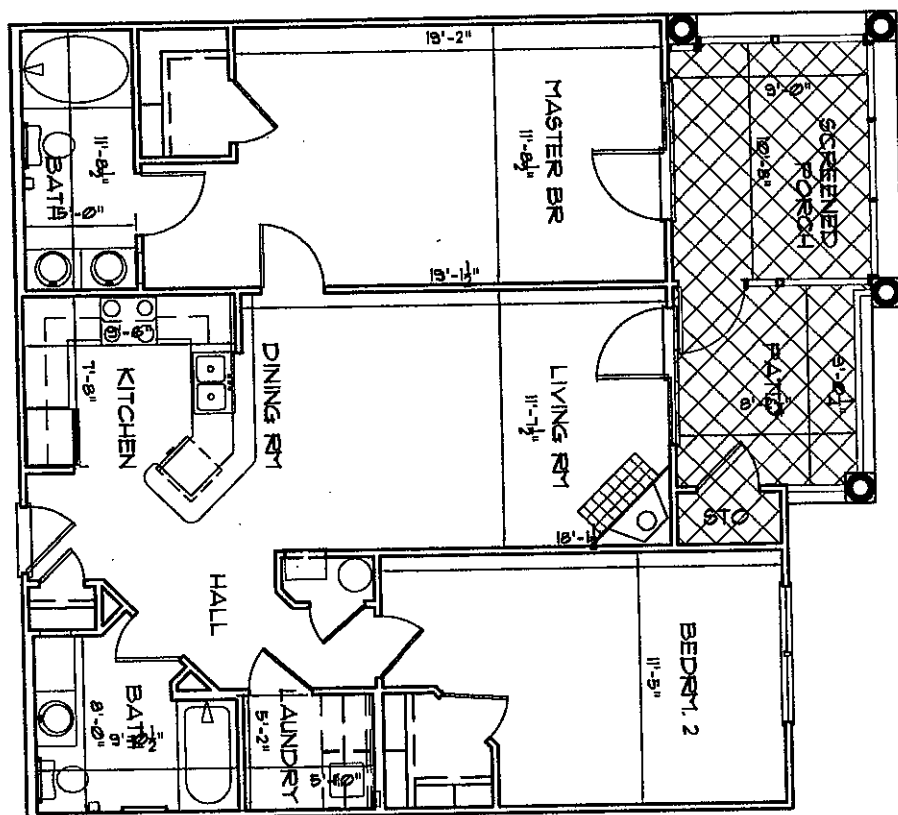
HATCHING  
INDICATES LIMITED  
COTTON ELEMENTS



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-1229 404-373-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA  
15' UNIT FLOOR PLAN

DATE	BY	CHKD	APP'D

# BUILDING 1000 - UNIT 1016



## ST. MARTIN 'A' UNIT

SCALE 3/8" = 1'-0"



HATCHING INDICATES LIMITED COMMON ELEMENTS



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-322 404-373-2000  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA

1A' UNIT FLOOR PLAN

DATE	
BY	
CHECKED BY	
APPROVED BY	

This floor plan shows a 2-bedroom apartment with a total area of 1,000 sq. ft. The layout includes a Master Bedroom (11'-6 1/2" x 12'-2") with a closet, a Living Room (11'-1 1/2" x 11'-7") with a fireplace, a Dining Room (7'-9" x 11'-9"), a Kitchen (7'-9" x 9'-1"), and a Bath (5'-0" x 11'-0"). There is also a second Bedroom (11'-5" x 11'-2"), a second Bath (5'-0" x 8'-0"), and a Laundry room (5'-2" x 5'-2"). The apartment features a patio (8'-2 1/2" x 8'-2 1/2") and a screened porch (8'-8" x 8'-8"). The plan also shows a central hall, a closet, and a fireplace.

ST. MARTIN 'A' UNIT

**SCALE: 3/8" = 1'-0"**



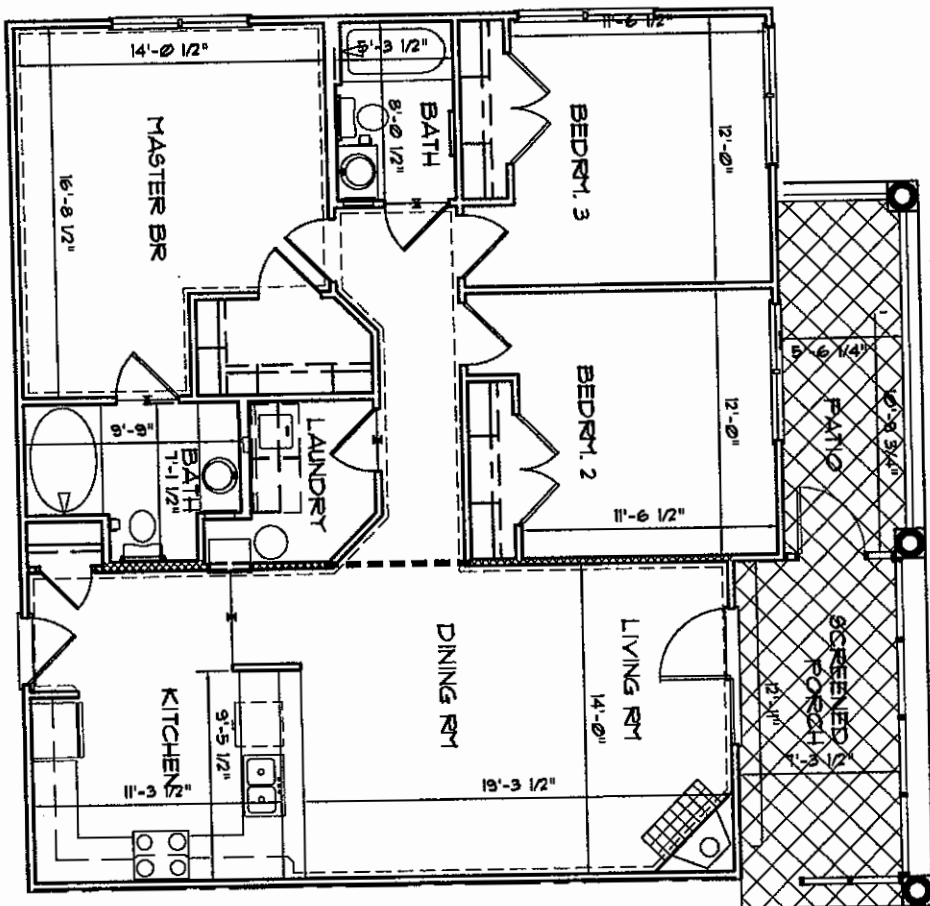
HATCHING  
INDICATES LIMITED  
COMMON ELEMENTS



**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
25 CHURCH STREET SUITE 200 DECATUR, GEORGIA 30030-3529 404-375-2800  
**THE RETREAT AT RIVERLAND WOODS PHASE II**  
JAMES ISLAND, SOUTH CAROLINA 1A' UNIT FLOOR PLAN

## 1 'A' UNIT FLOOR PLAN

# BUILDING 1000 - UNIT 1018



ST. CROIX 'B' UNIT

SCALE: 3/8" = 1'-0"



HATCHING  
INDICATES LIMITED  
COMMON ELEMENTS



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3529 404-523-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA  
'B' UNIT FLOOR PLAN

DATE	BY

This floor plan shows a 3-bedroom house with a kitchen, dining room, living room, and a large patio. The layout includes a kitchen with a sink and stove, a dining room, a living room with a fireplace, and three bedrooms. There are two full bathrooms and a laundry room. The house also features a screened porch and a patio. The dimensions for each room are as follows:

- KITCHEN: 11'-3 1/2" x 9'-5 1/2"
- DINING RM: 19'-3 1/2" x 14'-0"
- LIVING RM: 19'-3 1/2" x 14'-0"
- BEDRM. 1: 11'-6 1/2" x 12'-0"
- BEDRM. 2: 11'-6 1/2" x 12'-0"
- BEDRM. 3: 11'-6 1/2" x 12'-0"
- MASTER BR: 16'-8 1/2" x 14'-0 1/2"
- BATH: 7'-1 1/2" x 5'-6"
- BATH: 9'-0 1/2" x 5'-5 1/2"
- BATH: 9'-0 1/2" x 5'-5 1/2"
- LAUNDRY: 7'-1 1/2" x 5'-6"
- SCREENED PORCH: 7'-3 1/2" x 9'-11"
- PATIO: 10'-9 3/4" x 8'-6 1/4"

ST. CROIX 'B' UNIT

**SCALE: 3/16" = 1'-0"**



HATCHING  
INDICATES LIMITED  
COMMON ELEMENT



**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
26 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3229 404-373-2800

**THE TERRACE AT RIVERLAND WOODS PHASE II**  
JAMES ISLAND, SOUTH CAROLINA

1<sup>ST</sup> UNIT FLOOR PLAN

**75' UNIT FLOOR PLAN**

This floor plan shows a 3-bedroom house with a total area of 1,500 sq. ft. The layout includes a Master Bedroom (11'-4" x 20'-4") with a walk-in closet, a Living Room (12'-0" x 24'-1 1/2") with a fireplace, a Dining Room (11'-0" x 24'-1 1/2"), a Kitchen (9'-0" x 11'-0") with a breakfast bar, a Laundry room (6'-0" x 11'-0"), and two additional Bedrooms (10'-11" x 12'-1" and 11'-2" x 16'-1 1/2"). There are two full Baths (7'-2 1/2" x 11'-0" and 5'-0" x 11'-0") and a Screened Porch (11'-5 3/4" x 9'-3") with an adjacent Patio (10'-1 1/2" x 12'-0").

## ST. THOMAS' C UNIT

**SCALE: 3/16" = 1'-0"**

**HATCHING**  
INDICATES LIMITED  
COMMON ELEMENTS



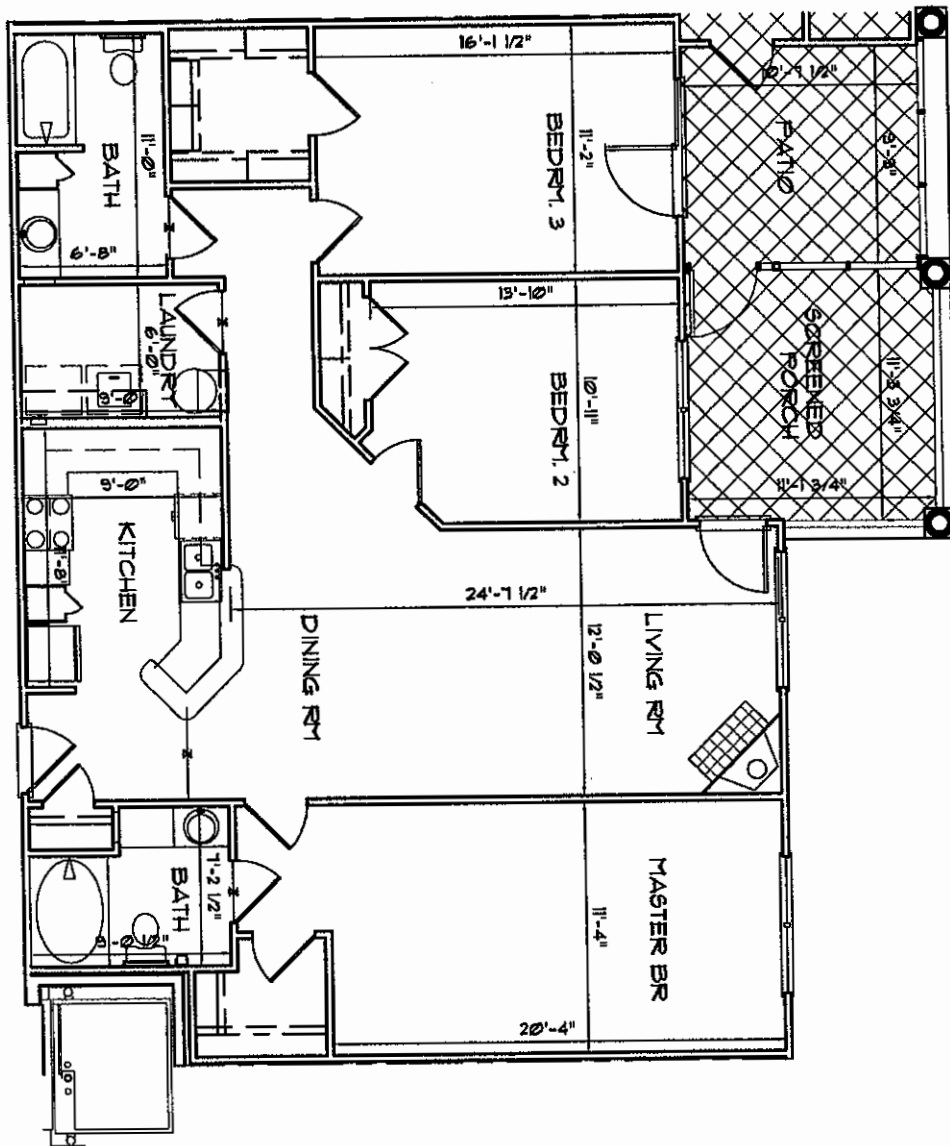
**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

**THE RETREAT AT RIVERLAND WOODS PHASE II**  
JAMES ISLAND, SOUTH CAROLINA

1" UNIT FLOOR PLAN

**10' UNIT FLOOR PLAN**

# BUILDING 1000 - UNIT 1021



ST. THOMAS 'C' UNIT

SCALE 3/8" = 1'-0"

HATCHING  
INDICATES LIMITED  
COMMON ELEMENTS

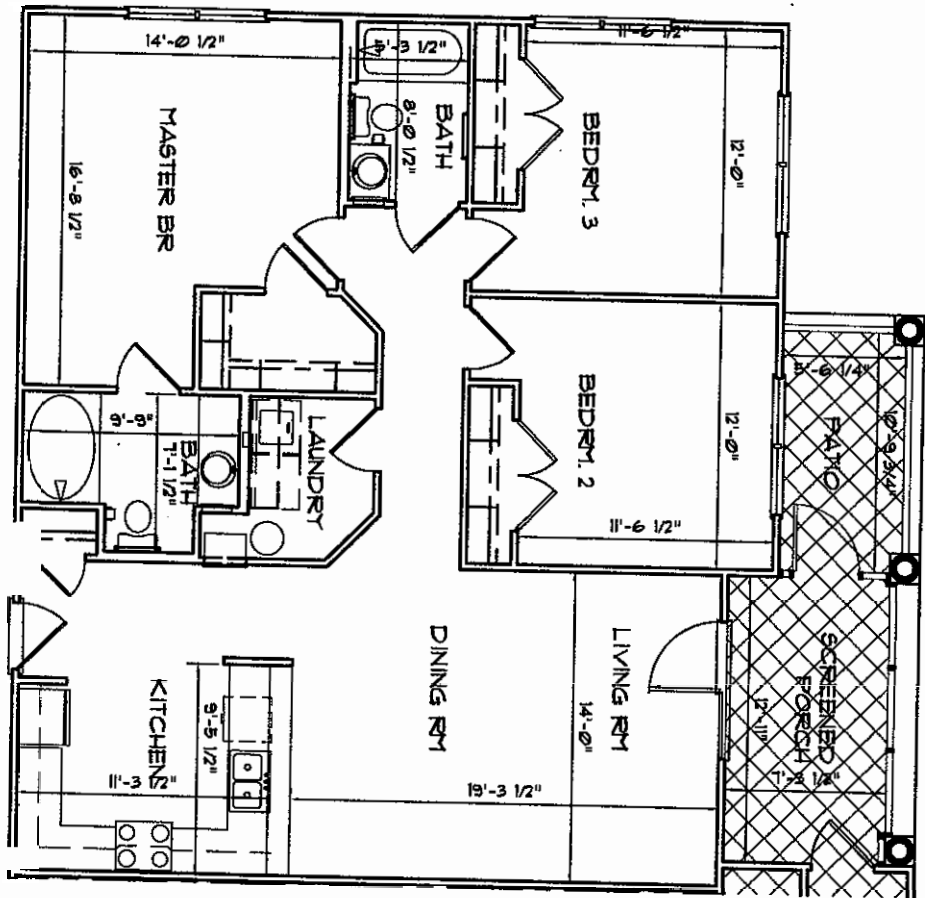


MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3229 404-373-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA

'C' UNIT FLOOR PLAN



# BUILDING 1000 - UNIT 1022



ST. CROIX 'B' UNIT

SCALE: 3/8" = 1'-0"



HATCHING  
INDICATES LI  
COMMON FILE

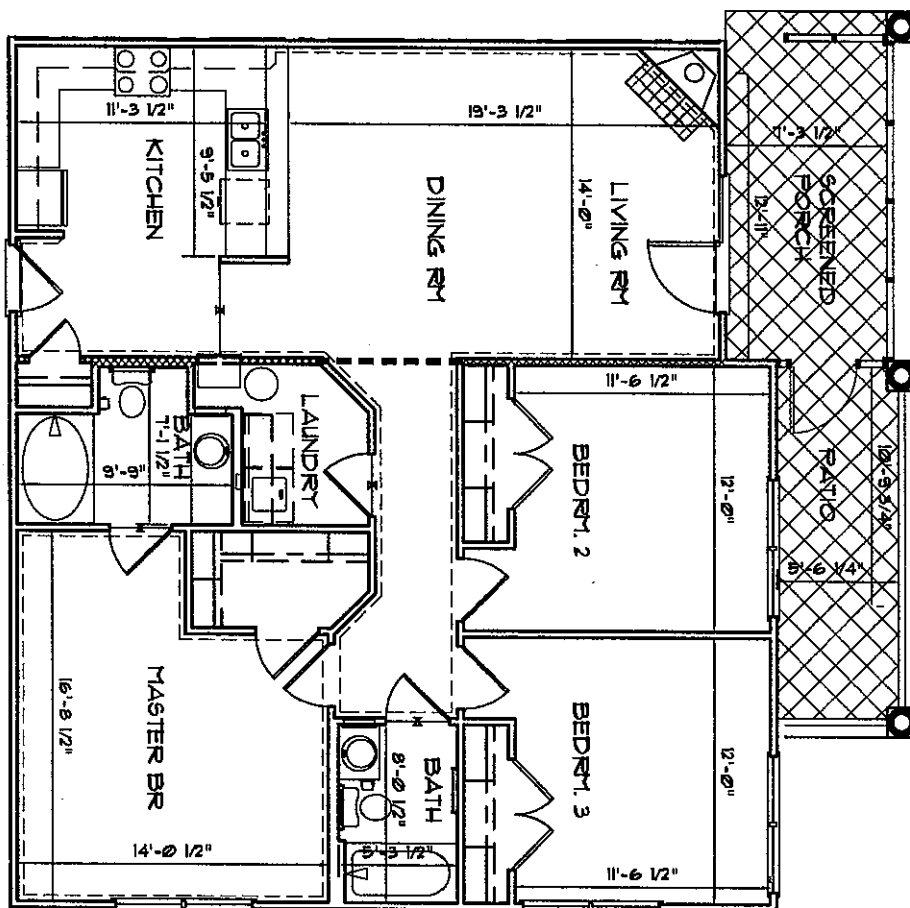
**MRA**

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-1029 404-373-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA

10' UNIT FLOOR PLAN

DATE	10/1/00
BY	JR
CHECKED	JR
DATE	10/1/00

# BUILDING 1000 - UNIT 1023



ST. CROIX 'B' UNIT

SCALE 3/8" = 1'-0"



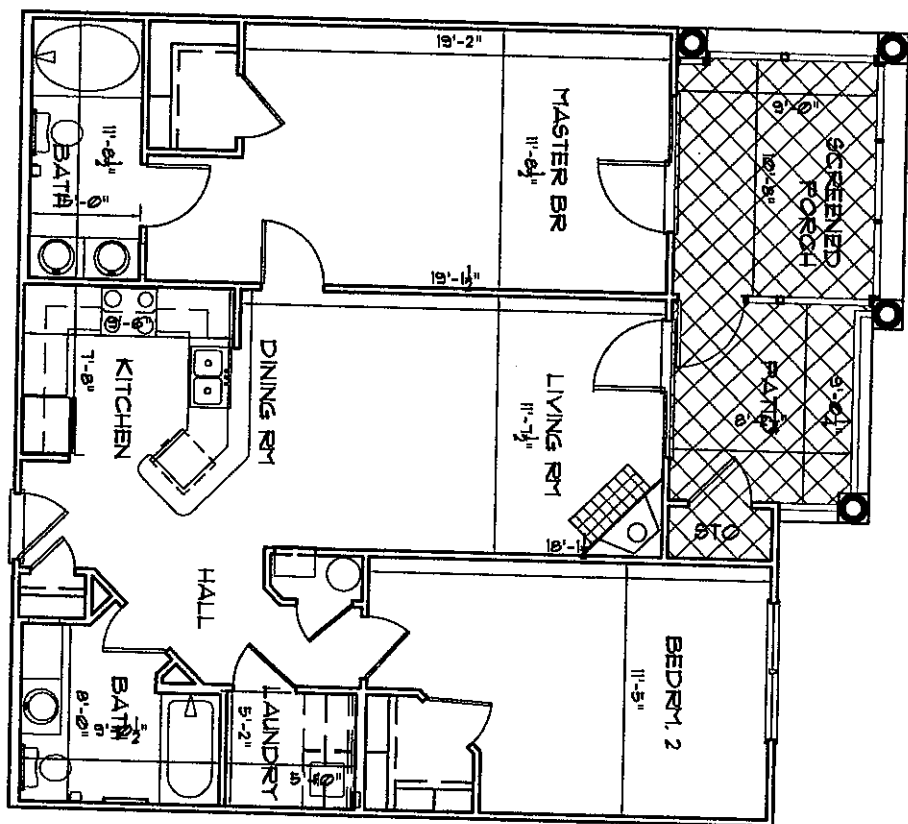
HATCHING INDICATES LIMITED COTTON ELEMENTS



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
 25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3229 404-379-2800  
 THE RETREAT AT RIVERLAND WOODS PHASE II  
 JAMES ISLAND, SOUTH CAROLINA  
 10' UNIT FLOOR PLAN

DATE	
BY	
CHECKED BY	

# BUILDING 1000 - UNIT 1024



ST. MARTIN 'A' UNIT

SCALE: 3/8" = 1'-0"



HATCHING INDICATES LIMITED COMMON ELEMENTS

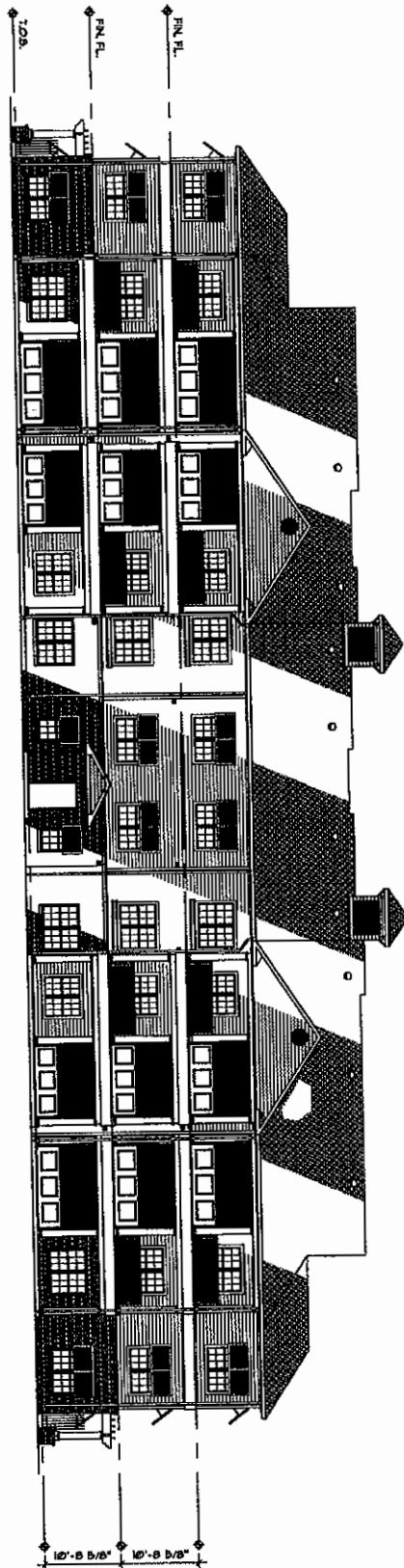


MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
 25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
 THE RETREAT AT RIVERLAND WOODS PHASE II  
 JAMES ISLAND, SOUTH CAROLINA

'A' UNIT FLOOR PLAN

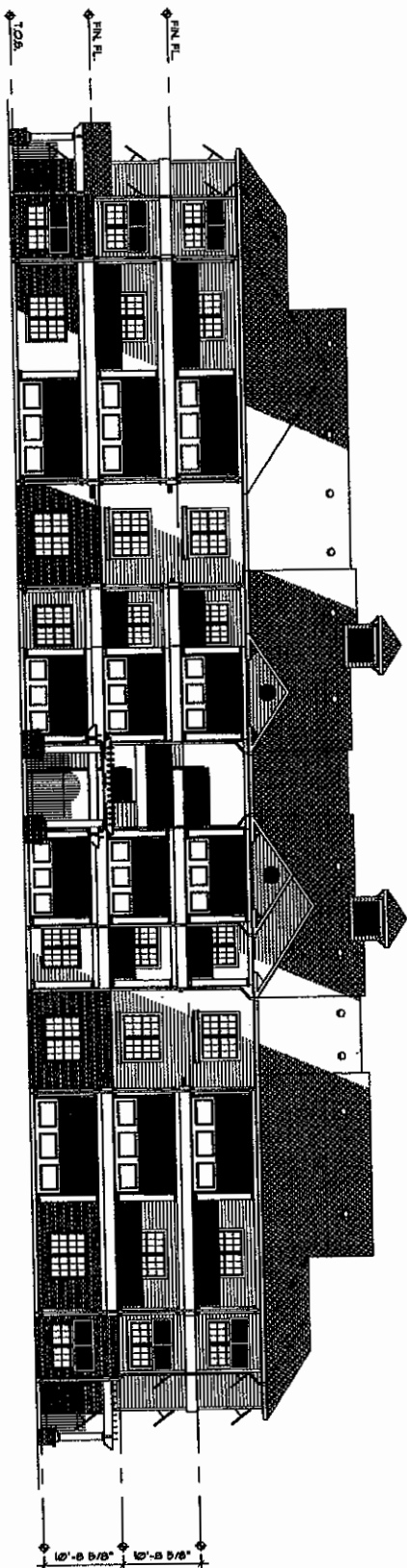
DATE	
BY	
CHECKED BY	

# BUILDING 1000



## REAR ELEVATION

SCALE 1/8" = 1'-0"



## FRONT ELEVATION

SCALE 1/8" = 1'-0"

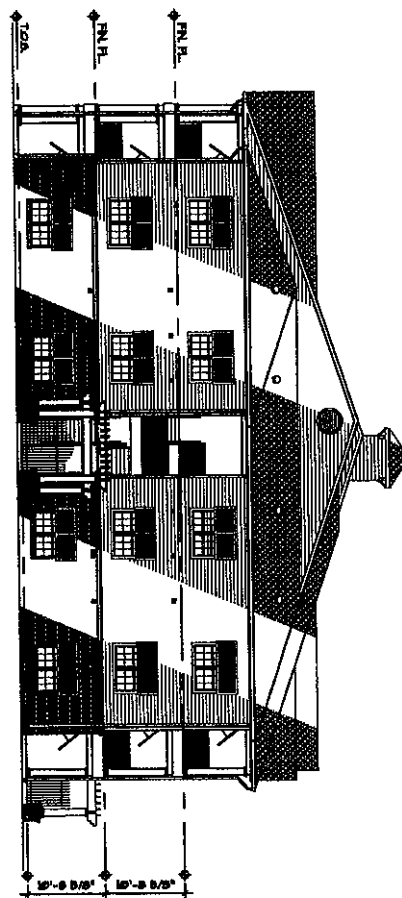


MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA

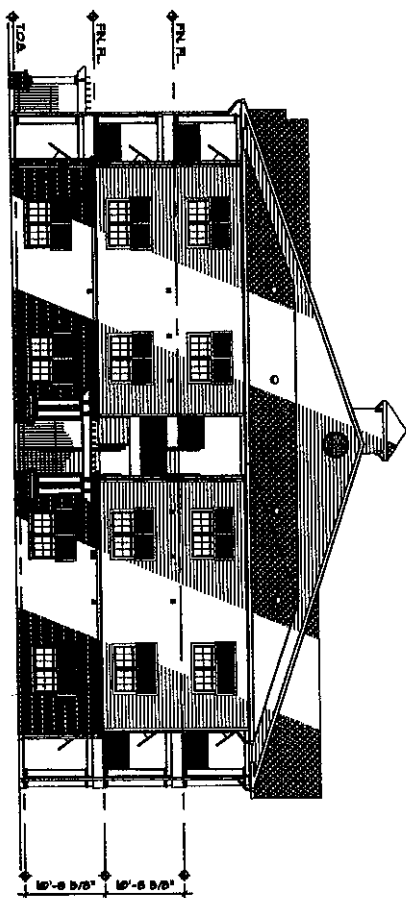
BUILDING ELEVATIONS

PROJECT	DATE	BY

# BUILDING 1000



LEFT SIDE ELEVATION  
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE 1/8" = 1'-0"



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA  
BUILDING ELEVATIONS

DATE			
BY			
CHECKED BY			

**THE RETREAT AT RIVERLAND WOODS**  
**UNIT SCHEDULE**  
**Phase IV**

**BLDG**  
**1100**

<b><u>UNIT #</u></b>	<b><u>GENERAL DESCRIPTION</u></b>	<b><u>SQ. FT.</u></b>
1101	TWO BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1058 S.F.
1102	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.
1103	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.
1104	TWO BEDROOM, TWO BATHROOM, OPTIONAL STUDY, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1440 S.F.
1105	TWO BEDROOM, TWO BATHROOM, OPTIONAL STUDY, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1440 S.F.
1106	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.
1107	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.
1108	TWO BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1058 S.F.
1109	TWO BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1058 S.F.
1110	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.
1111	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.

# THE RETREAT AT RIVERLAND WOODS

## UNIT SCHEDULE

Phase IV

### BLDG

1100

<u>UNIT #</u>	<u>GENERAL DESCRIPTION</u>	<u>SQ. FT.</u>
1112	TWO BEDROOM, TWO BATHROOM, OPTIONAL STUDY, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1440 S.F.
1113	TWO BEDROOM, TWO BATHROOM, OPTIONAL STUDY, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1440 S.F.
1114	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.
1115	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.
1116	TWO BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1058 S.F.
1117	TWO BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1058 S.F.
1118	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.
1119	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.
1120	TWO BEDROOM, TWO BATHROOM, OPTIONAL STUDY, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1440 S.F.
1121	TWO BEDROOM, TWO BATHROOM, OPTIONAL STUDY, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1440 S.F.
1122	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.

# **THE RETREAT AT RIVERLAND WOODS**

## **UNIT SCHEDULE**

Phase IV

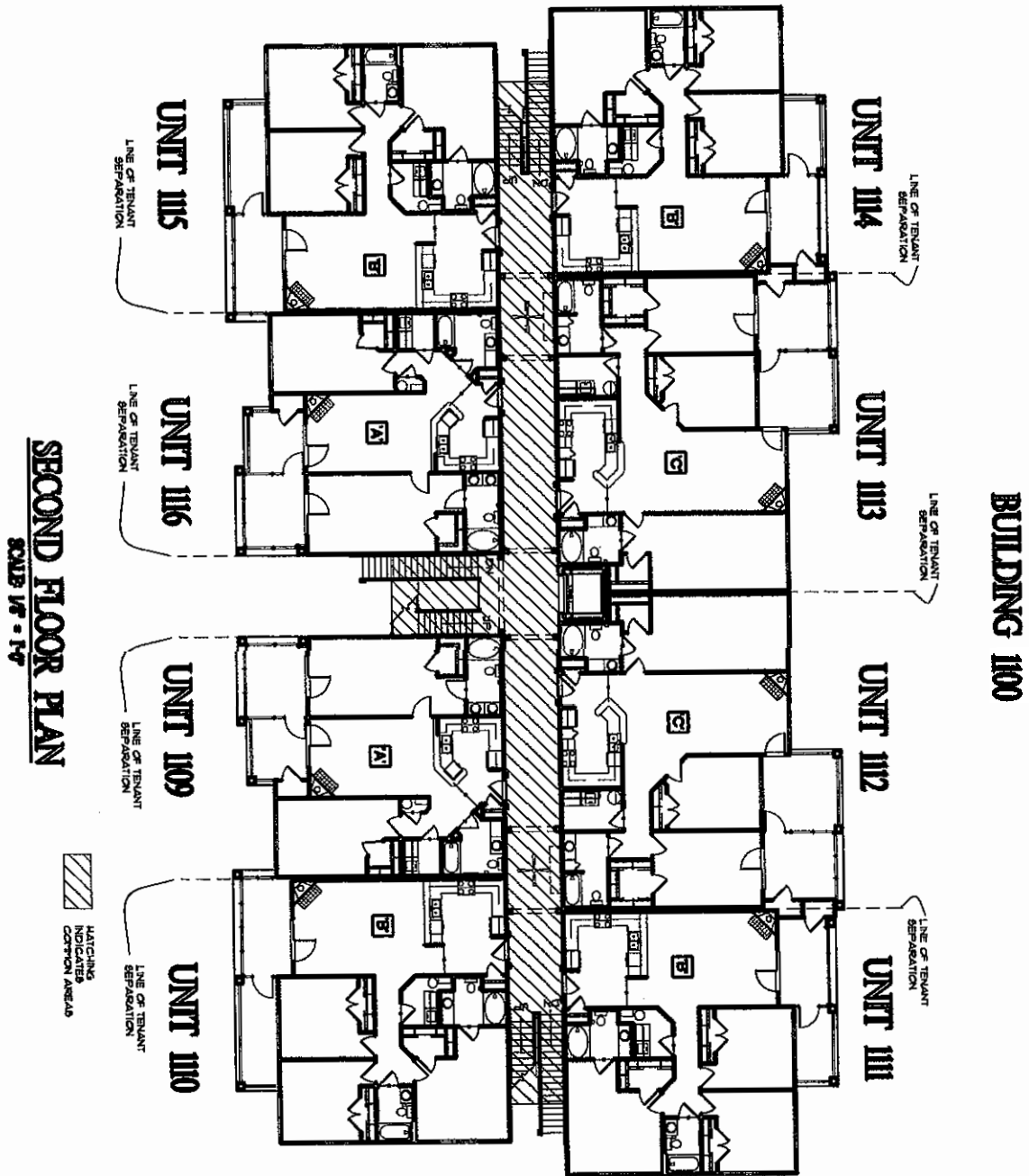
**BLDG**

**1100**

<b><u>UNIT #</u></b>	<b><u>GENERAL DESCRIPTION</u></b>	<b><u>SQ. FT.</u></b>
1123	THREE BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1290 S.F.
1124	TWO BEDROOM, TWO BATHROOM, LIVING/DINING ROOM, KITCHEN, OPEN PATIO, SCREENED PORCH	1058 S.F.







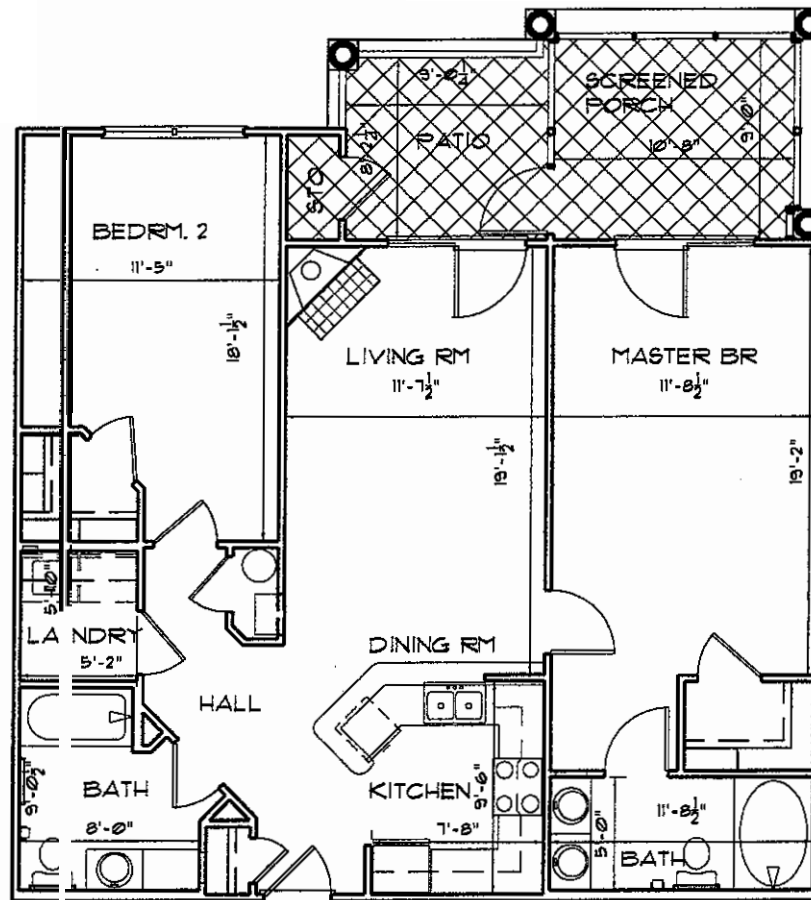
**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
 25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
**THE RETREAT AT RIVERLAND WOODS PHASE II**  
 JAMES ISLAND, SOUTH CAROLINA

SECOND FLOOR PLAN

NO.	DATE	BY
1		
2		
3		



# BUILDING 100 - UNIT 1101



## ST. MARTIN 'A' UNIT

SCALE: 3/16" = 1'-0"

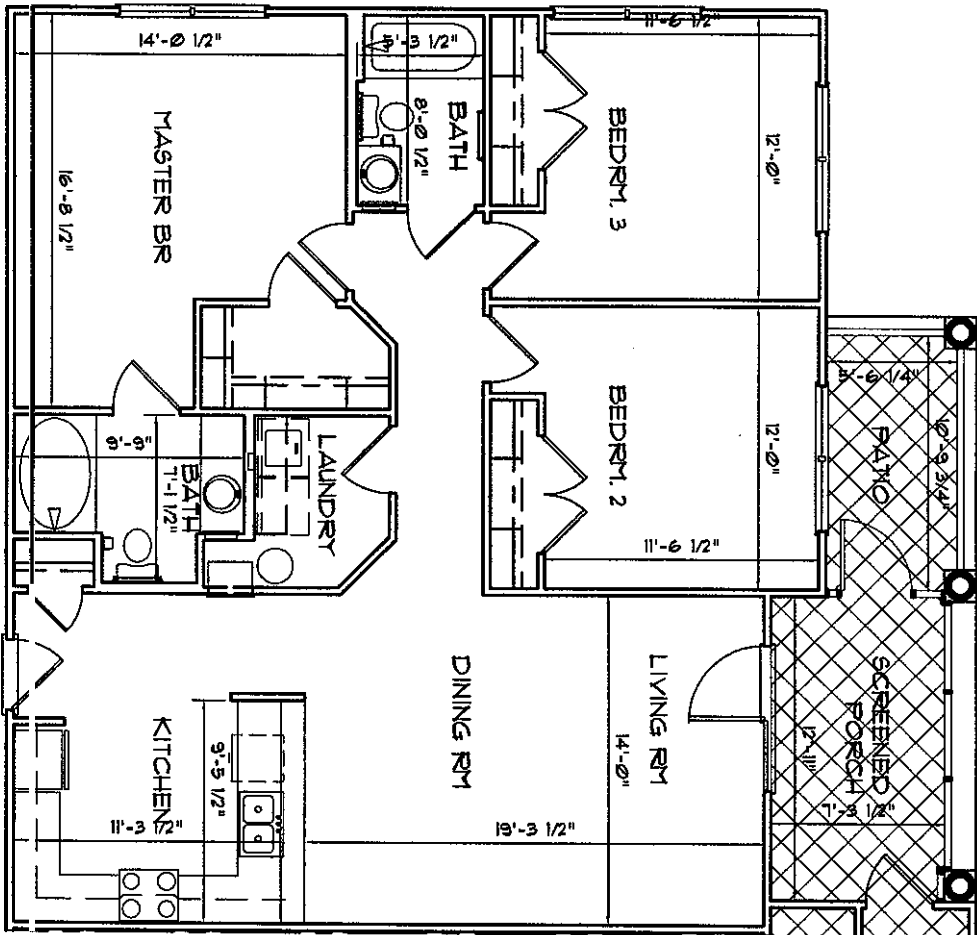


HATCHING  
INDICATES LIMITED  
COMMON ELEMENTS

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3209 404-707-2000  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA  
1/4" UNIT FLOOR PLAN

**MRA**

# BUILDING 100 - UNIT 102



ST. CROIX 'B' UNIT

SCALE: 3/8" = 1'-0"



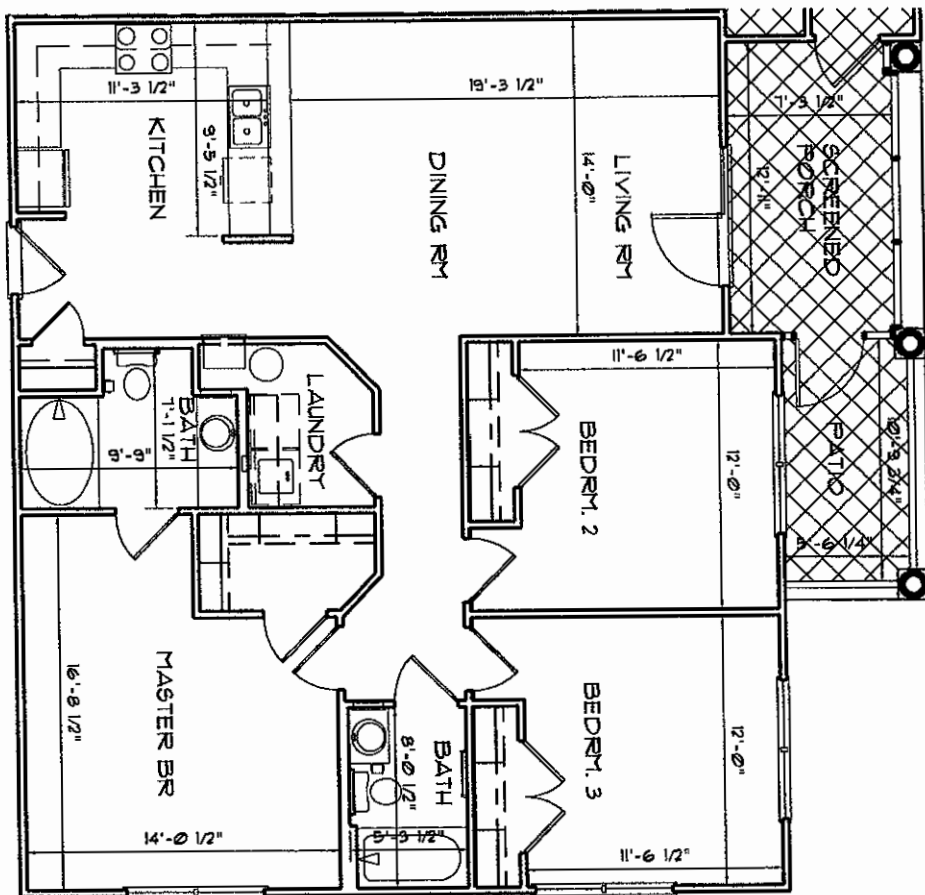
HATCHING  
INDICATES LIMITED  
COMMON ELEMENT



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA  
15' UNIT FLOOR PLAN

DATE	
BY	
CHECKED	
APPROVED	

# BUILDING 100 - UNIT 103



ST. CROIX 'B' UNIT

SCALE 3/8" = 1'-0"



HATCHING INDICATES LIMITED COMMON ELEMENTS

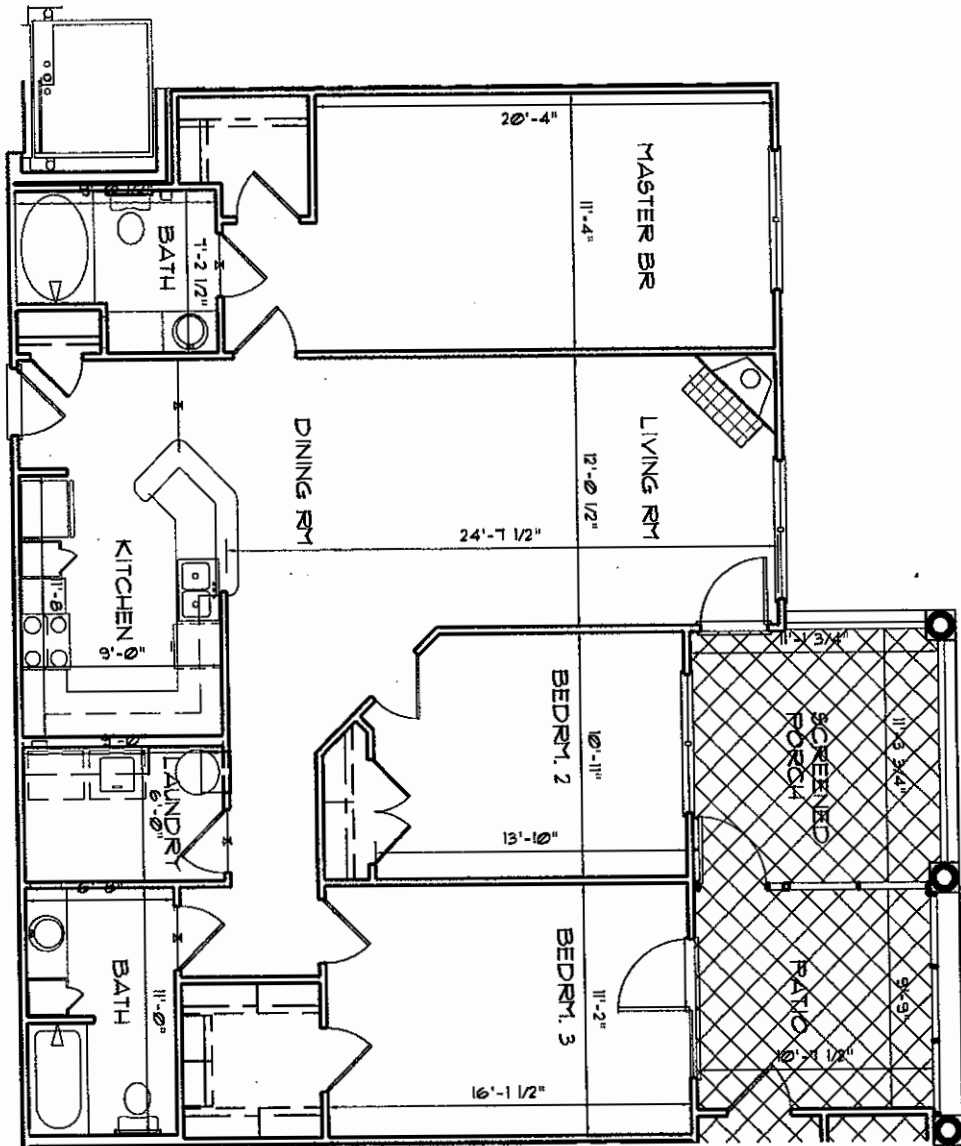


MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-573-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA

BY UNIT FLOOR PLAN

NO.	REVISION
1	REVISED
2	REVISED
3	REVISED
4	REVISED
5	REVISED

# BUILDING 100 - UNIT 104



ST. THOMAS 'C' UNIT

SCALE 3/8" = 1'-0"



HATCHING INDICATES LIMITED COMMON ELEMENTS

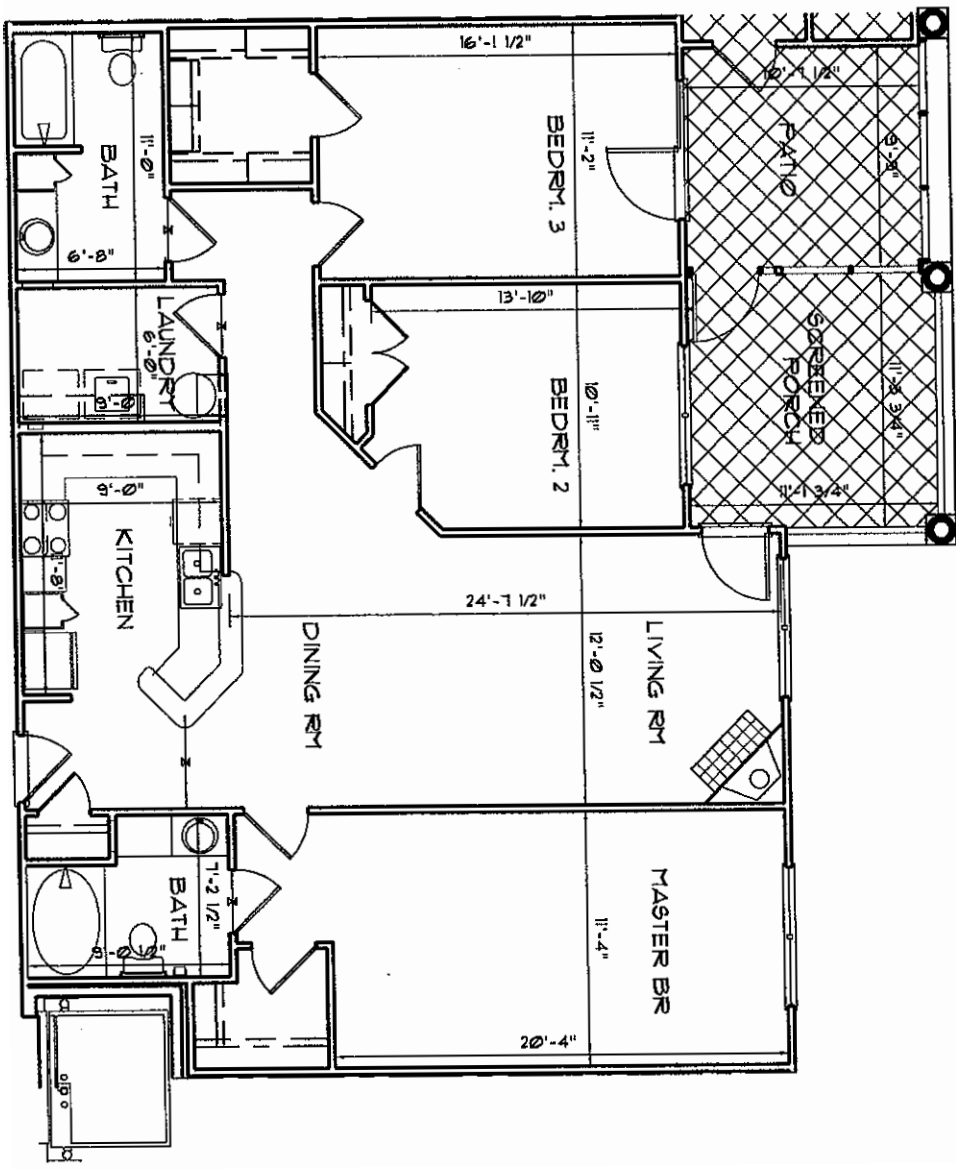


MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
 25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-573-2800  
 THE RETREAT AT RIVERLAND WOODS PHASE II  
 JAMES ISLAND, SOUTH CAROLINA

'C' UNIT FLOOR PLAN

DATE	
BY	
CHECKED BY	

# BUILDING 100 - UNIT 105



ST. THOMAS 'C' UNIT  
SCALE: 3/8" = 1'-0"

HATCHING  
INDICATES LIMIT  
COMMON ELEMENT

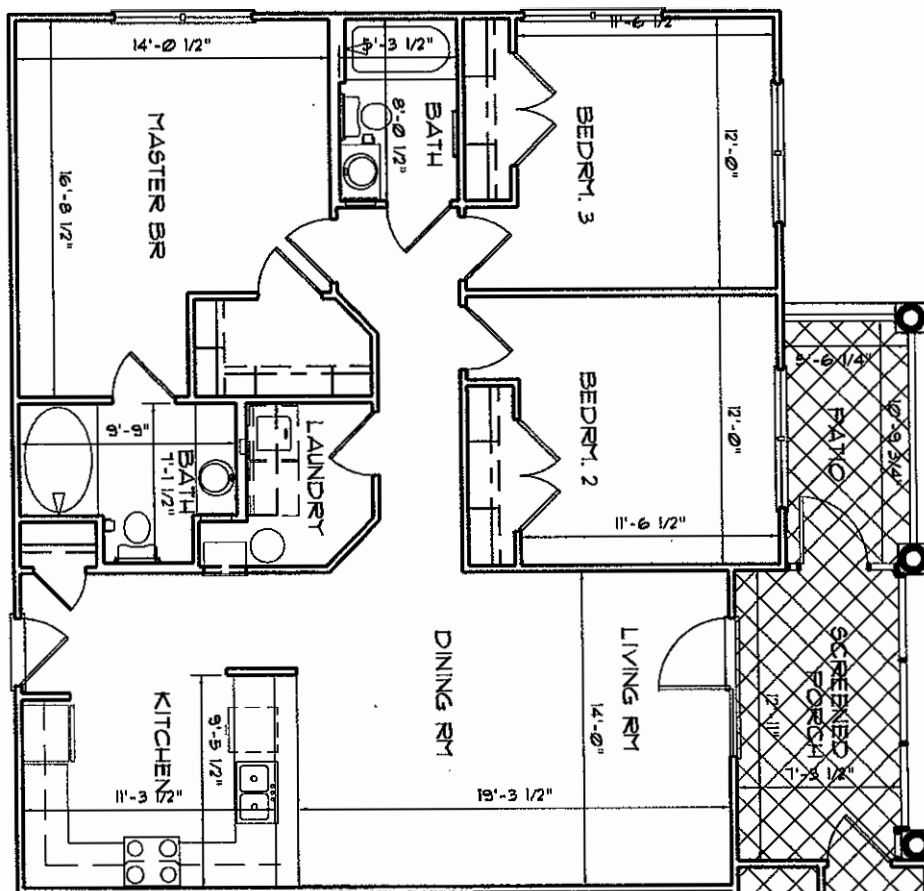


MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA  
C' UNIT FLOOR PLAN

NO.	DATE	BY



# BUILDING 1100 - UNIT 1106



ST. CROIX "B" UNIT

SCALE: 3/8" = 1'-0"



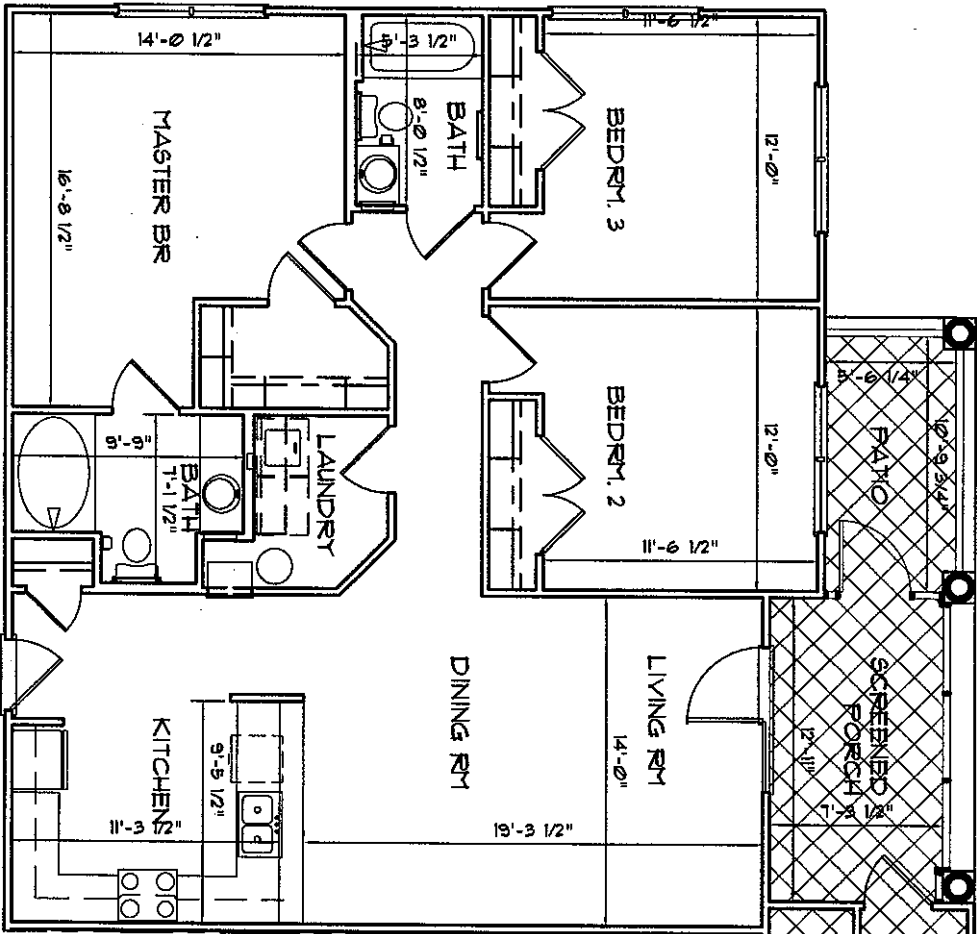
HATCHING  
INDICATES L.I.  
COMMON FILE



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA  
1106 UNIT FLOOR PLAN

DATE	REVISION

# BUILDING 100 - UNIT 107



ST. CROIX 'B' UNIT

SCALE 3/8" = 1'-0"



HATCHING INDICATES LIMITED COMMON ELEMENT

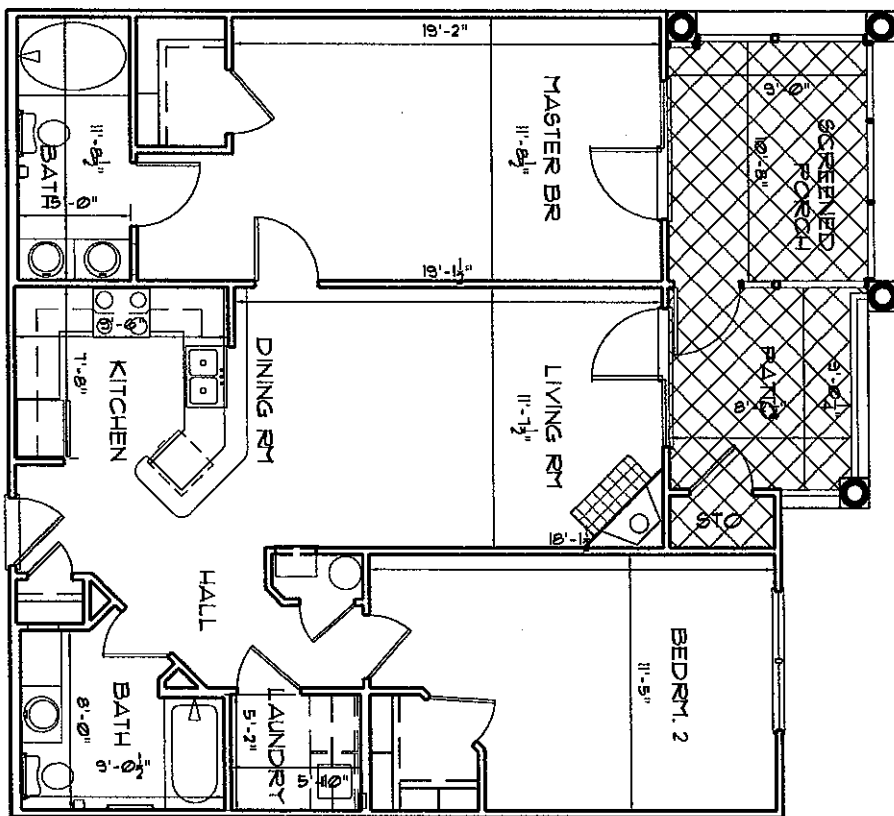


MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA

10' UNIT FLOOR PLAN

DATE	
BY	
CHECKED BY	
APPROVED BY	

# BUILDING 1100 - UNIT 1108



ST. MARTIN 'A' UNIT

SCALE 3/8" = 1'-0"



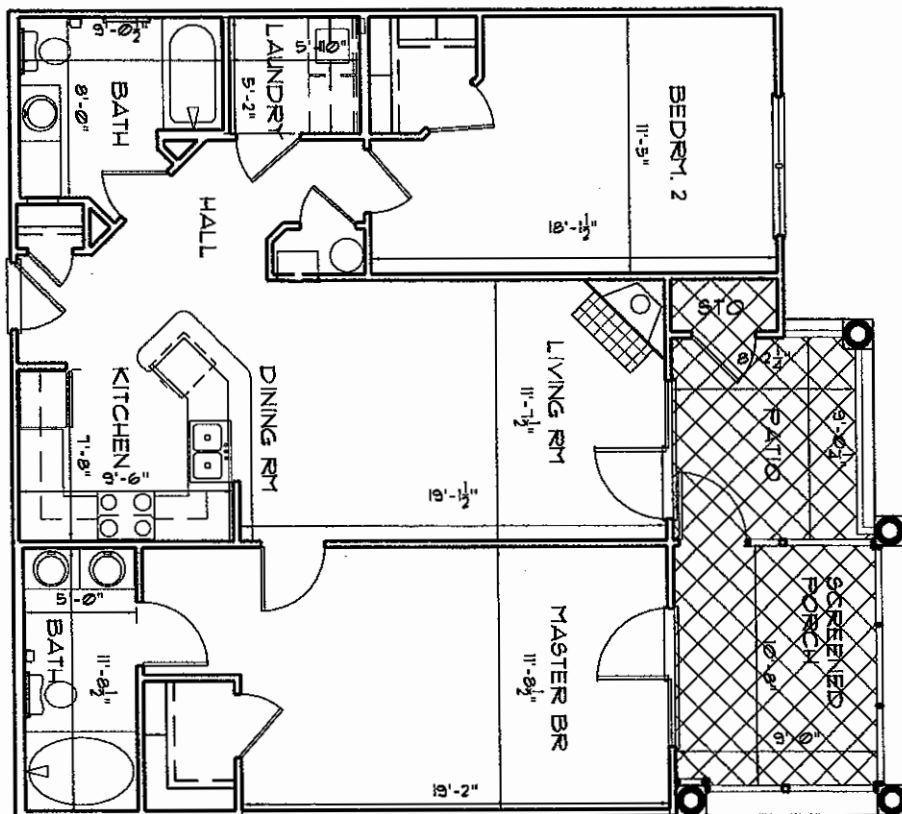
HATCHING  
INDICATES LIMITED  
COMMON ELEMENTS



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3328 404-573-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA  
'A' UNIT FLOOR PLAN

REVISION	
DATE	
BY	
NO.	

# BUILDING 1100 - UNIT 1109



**ST. MARTIN 'A' UNIT**

SCALE 3/8" = 1'-0"



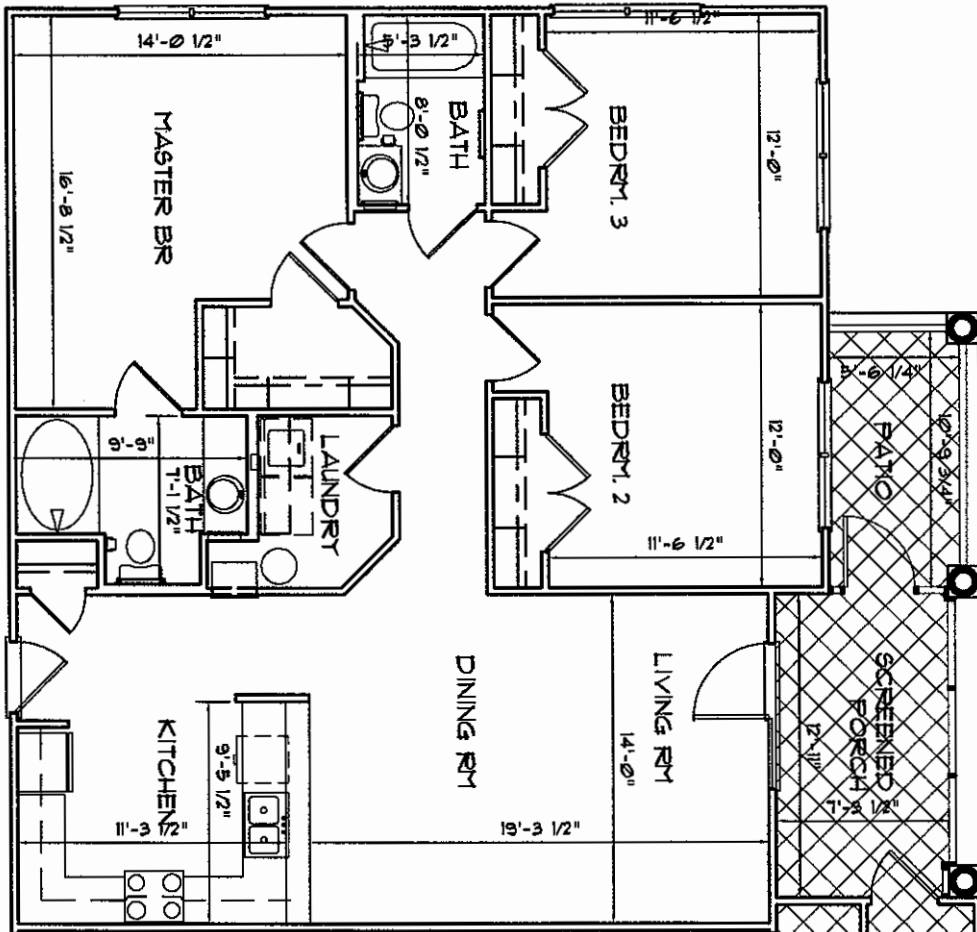
HATCHING  
INDICATES LIMITED  
COTTON ELEMENTS



**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3229 404-573-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA  
'A' UNIT FLOOR PLAN

DATE	REVISION

# BUILDING 100 - UNIT 110



## ST. CROIX 'B' UNIT

SCALE: 3/8" = 1'-0"



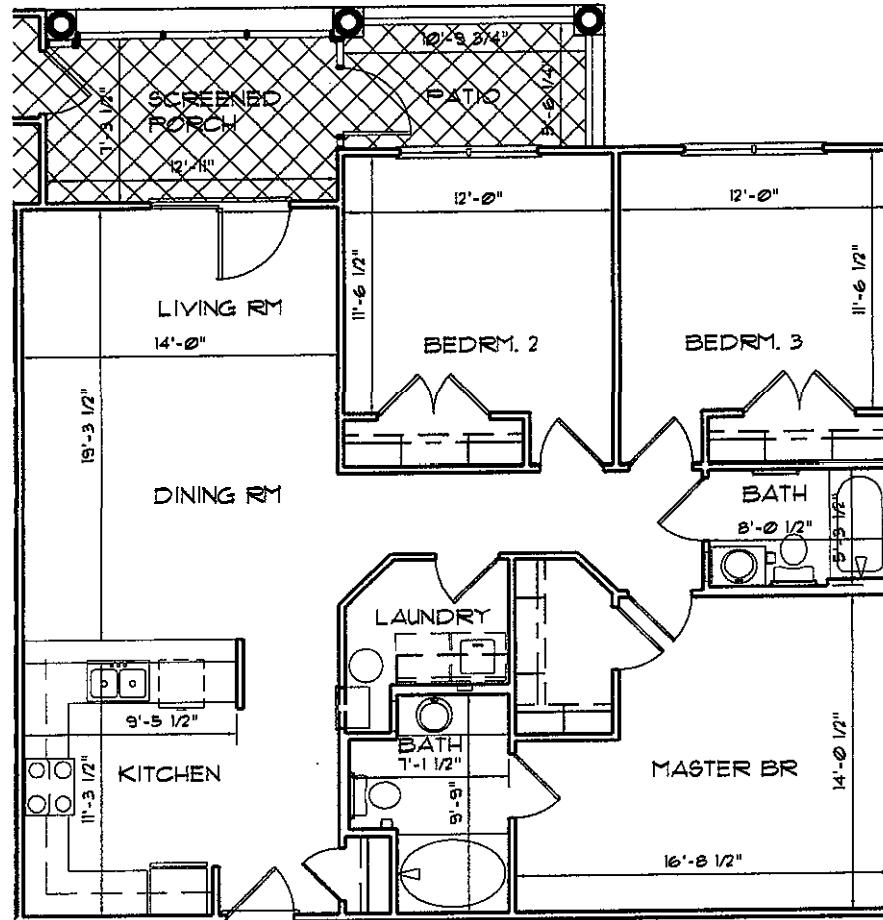
HATCHING  
INDICATES LIMITED  
COMMON ELEMENT



**MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.**  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
**THE RETREAT AT RIVERLAND WOODS PHASE II**  
JAMES ISLAND, SOUTH CAROLINA  
11' UNIT FLOOR PLAN

DATE	BY	CHECKED	DATE

# BUILDING 1100 - UNIT 1111



**ST. CROIX 'B' UNIT**

SCALE: 3/16" = 1'-0"

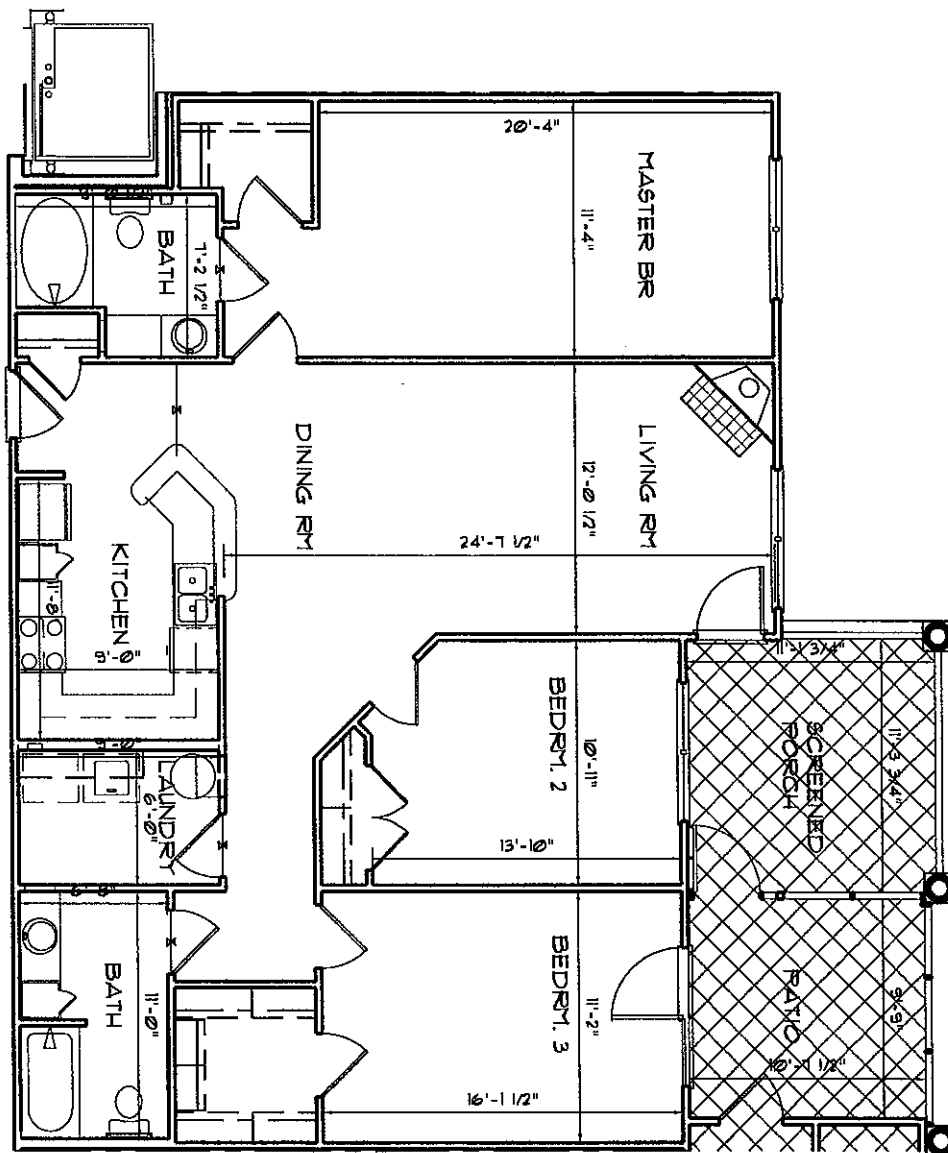


HATCHING  
INDICATES LIMITED  
COMMON ELEMENTS

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 20 DECATUR GEORGIA 30030 404-575-3800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA  
TS UNIT FLOOR PLAN



# BUILDING 100 - UNIT 112



**ST. THOMAS 'C' UNIT**  
**SCALE 3/8" = 1'-0"**

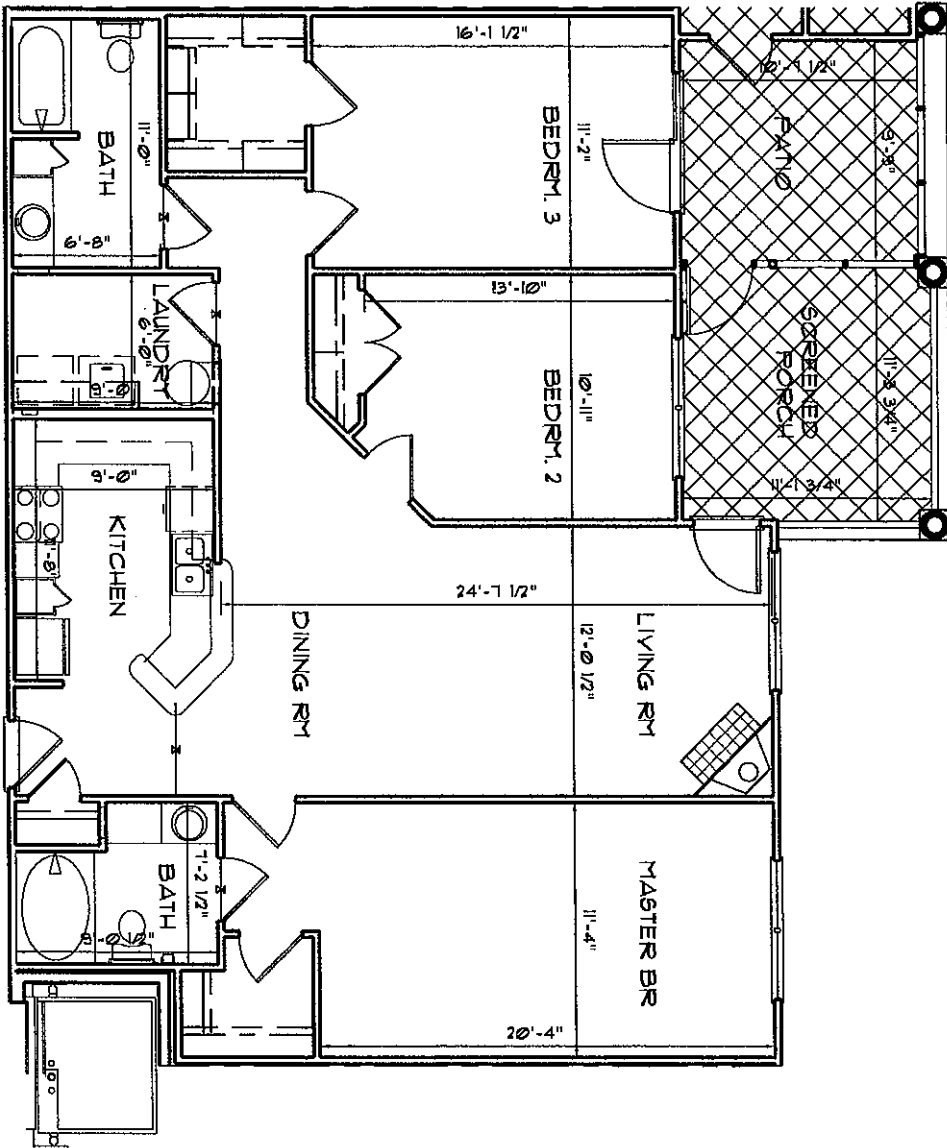
HATCHING  
 INDICATES LIMITED  
 COMMON ELEMENTS



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
 25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
 THE RETREAT AT RIVERLAND WOODS PHASE II  
 JAMES ISLAND, SOUTH CAROLINA  
 'C' UNIT FLOOR PLAN

NO.	DATE	BY	CHKD.

# BUILDING 100 - UNIT 113



ST. THOMAS 'C' UNIT

SCALE 3/16" = 1'-0"



HATCHING  
INDICATES LIMITED  
COTTON ELEMENTS



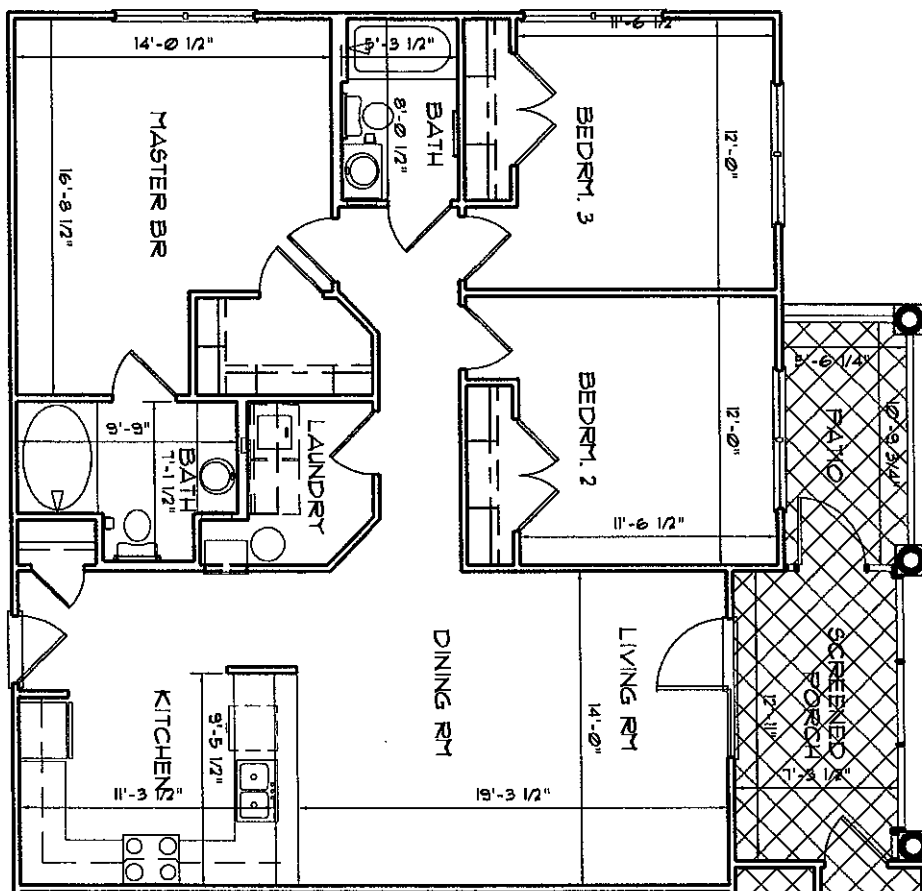
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA

C' UNIT FLOOR PLAN

NO.	REVISION

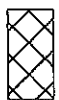


# BUILDING 100 - UNIT 114



ST. CROIX 'B' UNIT

SCALE 3/8" = 1'-0"



HATCHING INDICATES LIMITED COMMON ELEMENTS



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3209 404-573-2800  
THE RETREAT AT RIVERLAND WOODS PHASE II  
JAMES ISLAND, SOUTH CAROLINA  
5' UNIT FLOOR PLAN

DATE	REVISION